

MTC - 9263 K
WARRANTY DEED - STATUTORY FORM
 (Individual or Corporation)

Vol. 780 Page 18791

90501

DAVID M. MILLER, and SHEILA R. MILLER,

Grantor, conveys and warrants to RONALD L. OWINGS

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 9 in Block 2 of TRACT NO. 1088, known as FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Building setback line 25 feet from street as shown on dedicated plat.
4. Utility easement as shown on dedicated plat. (Affects rear 16 feet)
5. Reservations contained in plat dedication, to wit:

"Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any

Encumbrances: planting or structures placed thereon by the lot owner to be at his own risk; Additional restrictions as provided in any recorded protective covenants."

The true consideration for this conveyance is \$ 53,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 13th day of May, 1980, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

David M. Miller
 DAVID M. MILLER

Sheila R. Miller
 SHEILA R. MILLER

STATE OF OREGON,)
 County of Klamath) ss.
May 17, 1980)
 Personally appeared the above named
David M. Miller and
Sheila R. Miller
 and acknowledged the foregoing instrument to be their voluntary act and deed

Before me:

Chad Smith

Notary Public for Oregon

My commission expires:

MARCH 3 1984

* If the consideration consists of or includes other property or value, add the following:
 "The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

Mr. & Mrs. David M. Miller

Grantor's Name and Address

Mr. Ronald L. Owings

5580 Bartlett
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

SAME AS GRANTEE

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

Name, Address, Zip

L-303-Oregon 6-1-76

STATE OF OREGON, County of _____) ss.
 _____, 19____

Personally appeared _____

and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the

secretary of the

_____ a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

Mountain Title Co.on this 30th day of September, 1980at 3:16 o'clock P M, and dulyrecorded in Vol. 780 of Deedspage 18791

Wm. D. Miller, County Clerk

By Bernetha Heltsch DeputyFee \$3.50