

1-1-74

96162

WARRANTY DEED

Vol. M 8/ Page 3044

3044



KNOW ALL MEN BY THESE PRESENTS, That LEONARD W. MILES and BERNICE M. MILES,  
an Estate in fee simple as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack A. Defoe and Patrick M. Gisler, a Partnership, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the  $\frac{1}{4}$  corner common to said Sections 36 and 31; thence N 00° 32' 26" E along the section line, 265.10 feet; thence N 89° 22' 07" W 102.72 feet to the southeasterly right of way line of the Dalles-California Highway (100.00 feet from centerline, measured at right angles); thence N 25° 41' 25" E, along said right of way line, 55.20 feet; thence S 89° 22' 07" E 496.76 feet; thence N 25° 41' 25" E 408.60 feet to a point on the northerly line of that tract of land as described in Deed Volume 143, page 587, records of Klamath County, Oregon; thence S 64° 18' 35" E, along said northerly line and its extension, 788.85 feet to a point on the east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 31; thence S 00° 13' 33" W 343.03 feet to the NW $\frac{1}{4}$  corner of said Section 31; thence N 89° 43' 26" W 1307.10 feet to the point of beginning, ~~more or less~~, referenced to Survey No. 3223, as recorded in the office of the Klamath County Surveyor. (CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of SEPTEMBER, 19 80; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation affix corporate seal)



OFFICIAL SEAL  
JEANENE PERATA  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ALAMEDA COUNTY  
My Commission Expires August 3, 1981

STATE OF OREGON, (California) ss.

County of Alameda,  
Sept. 5, 19 80

Personally appeared the above named  
Leonard W. Miles & Bernice M. Miles

and acknowledged the foregoing instrument to be they voluntary act and deed.

Before me Jeanene Perata  
(OFFICIAL SEAL) California  
Notary Public for Oregon  
My commission expires: AUG 3, 1981

STATE OF OREGON, County of Alameda ss.  
September 5, 19 80

Personally appeared Leonard W. Miles and Bernice M. Miles who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed 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:

(OFFICIAL SEAL)

Leonard W. Miles  
Bernice M. Miles

GRANTOR'S NAME AND ADDRESS  
JACK A. DEFOE & PATRICK M. GISLER

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Pine Forest Escrow  
P.O. Box 685  
LaPine, Oregon 97739

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of February, 1981, at 10:38 o'clock A.M., and recorded in book MB1 on page 3044 or as file/reel number 96162, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By Bernetha A. Letts Deputy  
Recording Officer

Fee \$3.50