

0151
8739 MTC-10920-K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID RHODES and DURINDA RHODES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. MILLER and JANICE A. MILLER, husband and wife, 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:

Beginning at the point of an iron stake 857.6 feet East of the Northwest corner of Section Thirty-one (31) Township 24 South, Range 9 East of the Willamette Meridian, southerly 1645 feet on the West side of Highway 97 to the point of beginning; thence southerly along said Highway 97, 335'8" to a point; thence North 366 feet to a point; thence easterly 183'7" to the point of beginning at right angles with Highway 97, all in said Section 31, Township 24 South, Range 9 East of the Willamette Meridian. EXCEPT that portion as described in a certain deed between Clifford W. Schmidt and Mary M. Schmidt, grantors to Walter G. Schmidt and Clara A. Schmidt, grantees dated November 30, 1966, and recorded January 9, 1967, in Volume M67 at page 176 in the Record of Deeds of Klamath County, Oregon.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, 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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$38,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$38,000.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$38,000.00. (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 30th day of December, 1981; 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.

X David Rhodes
X Durinda Rhodes
DAVID RHODES
DURINDA RHODES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Washington
December 30, 1981

Personally appeared the above named DAVID RHODES and DURINDA RHODES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Elmer Kjelm
Notary Public for Oregon
My commission expires: MY COMMISSION EXPIRES JAN. 23, 1984

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

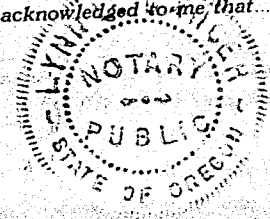
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, } ss.
County of Klamath

BE IT REMEMBERED, That on this 20th day of January, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David Rhodes

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Lynn L. Dancer
Notary Public for Oregon.
My Commission expires 9-26-83

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. An easement created by instrument, including the terms and provisions thereof,
Recorded: August 7, 1963
Volume: 347, page 253, Deed Records of Klamath County, Oregon
In Favor of: Cascade Natural Gas Corporation
For: Pipeline Easement
Affects: Five feet, more or less, along highway

Mr. & Mrs. David Rhodes
Co Klamath Realty Inc., P.O. Box 377
LaPine, OR 97739

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. James A. Miller
P.O. Box 62
Crescent, OR 97733

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 2 day of February, 1982, at 9:01 o'clock A.M., and recorded in book M. 82 on page 1239 or as file/reel number 8739, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By *[Signature]* Deputy
Fee \$8.00

SPACE RESERVED FOR RECORDER'S USE