

12024

FORM No. 633-1—WARRANTY DEED.

1967 SN

TA-38-24545

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KNOW ALL MEN BY THESE PRESENTS, That

Dick B. Miller, Jr. and Linda P. Miller, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by United States National Bank of Oregon, a National Banking Association

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 portion of Lots 28 and 29, WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin on the Southeasterly boundary of said Lot 29, said point being 34 feet Northeasterly from the most Southerly corner of said Lot 29; thence Northeasterly along the Southeast boundary of Lots 29 and 28, 46.12 feet to a $\frac{1}{2}$ " iron pin; thence North $15^{\circ} 59' 26''$ West 143.40 feet to a $\frac{1}{2}$ " iron pin; thence Southwesterly along the Northwesterly boundary of Lots 29 and 28 to a $\frac{1}{2}$ " iron pin 34 feet from the Northwest corner of said Lot 29; thence South $23^{\circ} 31' 00''$ East 145.07 feet to the point of beginning.

(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 mortgage in favor of State of Oregon Department of Veterans Affairs dated February 20, 1981, recorded February 24, 1981 in the amount of \$58,000 from Dick B. Miller, Jr. & Linda P. Miller, husband and wife and that grantor will warrant and forever defend the above granted 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 \$ 77,250.00. ~~ANY OTHER CONSIDERATION CONSISTS OF AN INDETERMINATE PROPERTY OF VALUE EXCEEDED BY THE WHOLE OF THE CONSIDERATION INDICATED ABOVE.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13th day of May, 1982.

STATE OF OREGON, County of Klamath) ss. MAY 13, 1982
Personally appeared the above named DICK B. MILLER, JR. AND LINDA P. MILLER

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

(OFFICIAL SEAL)

Before me: William O. Good
Notary Public for Oregon
My commission expires 3-31-83

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Dick B. Miller, Jr. and Linda P. Miller
450 Fulton Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

U. S. National Bank of Oregon
Trust Real Estate Division
P. O. Box 3168, Portland, OR 97208
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

ATTN: Kim McCarren

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24 day of May, 1982, at 11:01 o'clock A.M., and recorded in book/reel/volume No. MB2 on page 6451 or as document/fee/file/instrument/microfilm No. 12024, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Evelyn Biehn Deputy
Fee \$4.00