

14391

WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That Virginia D. Miller and Marion D. Miller

for the consideration hereinafter stated to the grantor paid by Virginia D. Miller, hereinafter called the grantor, Miller, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are 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 \$ -0-  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 19th day of July, 1982, 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)

Marion D. Miller

Virginia D. Miller

WASHINGTON

STATE OF OREGON

County of King, ss.

July 19, 1982

Personally appeared the above named

Virginia D. Miller and Marion D. Miller

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

Before me:

Notary Public for Oregon Washington  
 My commission expires 12-2-82

STATE OF OREGON, County of ss.

Personally appeared, 19, 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:

Marion D. Miller and Virginia D. Miller

GRANTOR'S NAME AND ADDRESS

Marion D. Miller and Virginia D. Miller

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marion D. Miller and Virginia D. Miller  
 3519 S. 194th  
 Seattle, WA 98188

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page. or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

TITLE

B:

Deputy

Exhibit "A"

10223

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of the Tract of land conveyed to C. T. Darley by Deed recorded in Vol. 342 at page 209, of Klamath County, Oregon Deed Records, which said point is also the Southeasterly corner of the Tract of Land conveyed to Clifford Daniel Miller by Deed dated October 13, 1966 and recorded October 21, 1966, in Vol. M66 at page 11211 of Klamath County, Oregon Deed Records; thence, South 81°45' East on the South line of said Darley Tract a distance of 10 feet, more or less, to the Northwest corner of the Tract of Land conveyed to Walter L. Clink, et ux, by Deed recorded in Vol. 332 at page 533 of Klamath County, Oregon Deed Records; thence South 11°03' West on the West line of said Clink Tract, said line also being the East line of the private 20 foot wide roadway more particularly described in the deed to John L. Gross dated October 12, 1966, and recorded October 20, 1966, in Vol. M66 at page 10168 of Klamath County, Oregon Deed Records, a distance of 78.1 feet to the Southwest corner of said Clink Tract; thence North 79°41' West a distance of 10 feet, more or less, along the North line of that certain Tract of land conveyed to Terence L. Boyer, et ux, by deed recorded in Vol. M65 at page 3936 of Klamath County, Oregon Deed Records to the Northwest corner of said Boyer Tract; thence, North 56°41' West a distance of 146.6 feet to an iron pin; thence North 7°37' a distance of 42.73 feet to the Southwest corner of said Tract of Land conveyed to Clifford Daniel Miller; thence, South 70°35' East 140.4 feet to the point of beginning.

A tract of land situated in that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Twp. 36 S. R. 6 E.W.M., which lies North of Harriman Creek and which is more particularly described as follows:

Commencing at the NE corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Said Sec. 3; thence W. along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Sec. 3 a distance of 200 ft. to the Northwest corner of the tract of land conveyed to C. T. Darley by deed recorded in Vol. 286 at page 549 of Klamath County, Oregon, Deed Records; thence, South along the west line of said Darley tract a distance of 241.0 ft., more or less, to an iron pipe; thence S. 29 deg. 19' W. a distance of 25.0 ft., more or less, to an iron pipe located on the North bank of Harriman Creek, which said iron pipe is the true point of beginning;

Starting at said true point of beginning, thence N. 81 deg. 45' W. 142.6 ft., more or less, to East boundary of road right of way; thence, S. 11 deg. 03' W. along the East line of said road right of way a distance of 78.1 ft.; thence S. 79 deg. 41' E. 129.6 ft., more or less, to the North bank of Harriman Creek; thence Northeasterly along said North bank of Harriman Creek to the true point of beginning."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

9 day of August A.D., 1982 at 3:10 o'clock P M., and duly recorded in

Vol. M 82 of Deeds on page 10222.

Fee \$ 8.00

EVELYN BIEHN

COUNTY CLERK

By Joyce McChase deputy