

23085

MTC 12351-L

WARRANTY DEED

Vol. M83 Page 6808

## KNOW ALL MEN BY THESE PRESENTS, That

W.F. Dean and Gladys Dean, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven A. Miller and Loretta M. 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:

Lot 3, Block 1, VALE DEAN CANYON SUBDIVISION, TRACT 1198, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 set forth on the reverse of this deed, or 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 \$ 24,000.00

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 91.030.)

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 day of May, 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.

W.F. Dean

W. F. Dean

Gladys Dean

Gladys Dean

STATE OF OREGON, County of ss.

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

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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath ss.

May 3rd, 1983

Personally appeared the above named W. F. Dean and Gladys Dean

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

W. F. Dean and Gladys Dean

GRANTOR'S NAME AND ADDRESS

Steven A. Miller and Loretta M. Miller  
230 East Main Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication.
2. Subject to a 20 foot drainage easement over lot as shown on dedicated plat.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. Easement and right of way 20 feet in width for irrigation and drain ditch, as conveyed to Enterprises Irrigation District, a corporation, by Quitclaim recorded March 29, 1966 in Volume M66, page 2711, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument, including the terms and provisions thereof Dated: December 29, 1975  
Recorded: December 29, 1975  
Volume: M75, page 16273, Microfilm Records of Klamath County, Oregon
7. Right of Way easement, including the terms and provisions thereof,  
Dated: March 2, 1981  
Recorded March 18, 1981  
Volume: M81 page 4909 Microfilm Records of Klamath County,
8. Conditions and Restrictions of the Vale Dean Canyon Subdivision, recorded May 21, 1981 in Volume M81, page 8995, Microfilm Records of Klamath County, Oregon.
9. Certificate of Incorporation for Klamath Basin Improvement District, recorded August 2, 1982 in Volume M82, page 9829, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 3 day of May A.D. 1983 at 9:40 o'clock A.M., and  
duly recorded in Vol. M83, of 2 deeds on Page 6808

fee 8.00

By EV. LYN BIEHN, County Clerk