

1-1-74

25940

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUANITA BUCKLEY MILLER, 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 5 in Block 211 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$9,500.00

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 28th day of November, 1975; 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)

James T. Mitchell  
Willie D. Mitchell

STATE OF OREGON, }  
County of Klamath } ss.  
December 1st, 1975

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: \_\_\_\_\_

Personally appeared the above named  
JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Helen D. Kachner  
Notary Public for Oregon  
My commission expires: 11/25/76

James T. & Willa D. Mitchell  
1739 Oregon Avenue  
Klamath Falls, Oregon  
GRANTOR'S NAME AND ADDRESS  
Juanita Buckley Miller  
2053 Gettle  
Klamath Falls, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Juanita B. Miller  
2153 Gettle  
Klamath Falls, Ore  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 20 day of July, 1983, at 11:56 o'clock A.M., and recorded in book M83 on page 11537 or as file/reel number 25940, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy  
4.00 fee

SPACE RESERVED  
FOR  
RECORDER'S USE