

26313

MTC 12697

WARRANTY DEED

Vol. 183 Page 12288

KNOW ALL MEN BY THESE PRESENTS, That MARION R. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DON TOMPKINS

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:

Lots 1 and 18, Block 101, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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 \$6,500.00

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 24 day of July, 1983; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

MARION R. MILLER

STATE OF OREGON } ss.
County of MARICOPA }
24 July, 1983

Personally appeared the above named
MARION R. MILLER

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon ARIZONA
My commission expires: 10-1-84

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 be-
half 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ms. Marion R. Miller
3110 N. 81st Place
Scottsdale, AZ 85251

GRANTOR'S NAME AND ADDRESS

Mr. Don Tompkins
9191 Enloe Way
Garden Grove, CA 92644

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 } ss.

I certify that the within instru-
ment 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Easements and reservations as contained in plat dedication, to wit:
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities; a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for reguse disposal."
3. Covenants, conditions and restrictions, but omitting restrictions, if any based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 21, 1965, in Volume M65, page 165, Microfilm Records of Klamath County, Oregon.
4. Subject to the terms and provisions of Bylaws of Highway 66 Unit 4 Road Maintenance Association.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 28 day of July A.D. 1983
at 11:45 o'clock A M, and duly
recorded in Vol. M83 of deeds
page 12287
EVELYN BIEHN Cou ty Clerk
By [Signature] Deputy
Fee 8.00

