

LX 10-12523 TA 38-26788

Vol. M83 Page 18542

WARRANTY DEED

29956

1-1-74 **29956** WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Harold J. Derrah and Meralee Derrah, as tenants in common, do hereby certify that the sum of \$100.00 was paid by Leslee Miller and

KNOW ALL MEN BY THESE PRESENTS, That the said tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leslee Miller and David Shwaiko, 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 2, Block 9, Tract No. 1091, LYNNWOOD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of said Lot 2; thence South $61^{\circ} 30' 00''$ East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North $61^{\circ} 30' 00''$ East 198.21 feet, central angle $13^{\circ} 07' 02''$ and long chord bears South $35^{\circ} 03' 31''$ West for 45.28 feet) 45.38 feet to the point of intersection of the Northwesterly right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North $15^{\circ} 37' 04''$ West 62.66 feet to the point of beginning, with bearings based on said Tract No. 1091 Lynnewood.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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.

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

Subject to: see attached Exhibit A

Subject to: see attached Exhibit A

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.

Consideration paid for this transfer, stated in terms of dollars, is \$ 57,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 57,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 57,000.00.

~~However, the actual consideration of \$ 57,000.00 includes other property or value given or promised, which is~~
~~the whole consideration of \$ 57,000.00.~~ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

part of the consideration this deed and where the context so requires, the singular includes the plural and all grammatical

to corporations and to individuals.

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

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Witness my hand and the seal of the Grantor has executed this instrument this 25th day of October 2011.

In Witness Whereof, the grantor has executed this instrument this 25th day of October, 1987
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. Murali Durrah

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

Country of _____
 (Type) 25

Personally appeared the above named
Harold J. Derrah and Meralae Derrah

and acknowledged the foregoing instru-
their voluntary act and deed.

Before me:

UNOFFICIAL
SEAL

Notary Public for Oregon

My commission expires: 11-3-86

Harold J. Derrah and Meralee Derrah

GRANTOR'S NAME AND ADDRESS

Leslee Miller and David Shwaiko

GUARANTEE'S NAME AND ADDRESS

After recording return to

GRANTEE'S NAME AND ADDRESS
After recording return to: LESLIE MILLER REC
Steven A. Zamsky, P.C. DAYD, SHAWKU
601 Main Street, Suite 204 1273 LYNNEN RD BLUB.
Klamath Falls, OR. 97601 KFD
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 _____) ss.

Personally appeared _____, 19____, _____ and _____ who, being duly sworn, 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:

(OFFICIAL

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

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/reel/volume No. _____ on page _____ or as document/fec/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By Deputy

1. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.
 Recorded: July 20, 1973 Book: M-73 Page: 9383
 Amended: June 9, 1976 Book: M-76 Page: 8487
4. Grantees acknowledge that they accept the property in its current condition and require no work to be done by Grantors.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

D.S., L.M.

STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

on this 27th day of Oct. A.D. 1983
 at 11:08 o'clock A M, and duly
 recorded in Vol. M83 of Deeds
 Page 18547

EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 8.00