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WARRANTY DEED

Vol. 1283 Page 18595

KNOW ALL MEN BY THESE PRESENTS, That BOB C. MILLER and ROSA B. MILLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FERNAND HENRY VAN DER ROEST and ELZE VAN DER ROEST, 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the Westerly right of way line of Summers Lane, South 88° 44' West a distance of 30 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 1° 08' East along the Westerly right of way line of Summers Lane a distance of 69.5 feet to an iron pin; thence South 88° 44' West a distance of 366.6 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. Lateral F7; thence North 1° 26' West along the Easterly right of way line of U.S.R.S. F7 Lateral a distance of 75 feet to an iron pin; thence North 88° 44' East a distance of 367.0 feet to an iron pin which lies on the Westerly right of way line of Summers Lane; thence South 1° 12' East along the Westerly right of way line of Summers Lane a distance of 5.5 feet, more or less, to the point of beginning, in the SE 1/4 NE 1/4 and NE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) - continued on the reverse- 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

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 \$30,000.00

(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 27th day of October, 1983; 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)

STATE OF OREGON

County of Klamath

October 27

19 83

STATE OF OREGON, County of

ss.

Personally appeared

and

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

Personally appeared the above named Wanda R. Perkins as attorney-in-fact for Bob C. Miller & Rosa B. Miller and Jay D. Perkins as attorney-in-fact for Bob C. Miller and Rosa B. Miller and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Bob C. Miller and Rosa B. Miller  
P.O. Box 215  
John Day, OR 97845

GRANTOR'S NAME AND ADDRESS

Fernand Henry and Elze Van Der Roest  
1314 S. Sullivan  
Santa Ana, CA 92704

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

I certify that the within instrument was received for record on the day of 1983,

at o'clock M., and recorded in book on page or as file/number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

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.

## SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 27th day of Oct. A.D. 19 83at 3:00 o'clock P M, and dulyrecorded in Vol. M83 of DeedsPage 18595

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00