

21963 33694 TC 12235

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES T. LIPE and TERESA F. LIPE, husband and wife

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACQUELINE F. MILLER

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:

The Southeasterly 10 feet of Lot 5 and all of Lot 6 in Block 40 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

39 SUBJECT TO:

Sewer and water use charges, if any, due to the City of Klamath Falls; Trust Deed, including the terms and provisions thereon and such future advances as may be provided therein, dated July 13, 1973, recorded July 16, 1973, in Volume MT3, page 9034, Microfilm

MOUNTAIN TITLE COMPANY INC.

records of Klamath County, Oregon, in the amount of \$17,550.00, wherein Grantors are Kent S. Rex and Gloria Rex, husband and wife, and William Ganong, Jr. is Trustee, and First Federal S&L of K. Falls, OR is Beneficiary. The Grantee named herein agrees to assume and pay said Trust Deed.

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 above, all those of record, 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 \$ 49,500.00. 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 1st day of April, 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.

THIS DOCUMENT IS BEING RERECORDED

(If executed by a corporation, affix corporate seal)

TO CORRECT THE CONSIDERATION

AMOUNT

JAMES T. LIPE

TERESA F. LIPE

STATE OF OREGON,

County of Klamath

April 1st, 1983

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 _____, 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

Mr. & Mrs. James T. Lipe

GRANTOR'S NAME AND ADDRESS

Jacqueline F. Miller
Rt #5 Box 1302 A
Klamath Falls, Or 97601

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, ss.

County of

I certify that the within instrument was received for record on the 1st day of April, 1983, at 8:45 o'clock A.M., and recorded in book M83 on page 4813 or as file/reel number 21963

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN COUNTY CLERK

Recording Officer

By _____ Deputy

4.00

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 17th day of Feb. A.D. 19 84
at 4:39 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Wm. Smith Deputy
Fee 8.00