

33937

TA-6-38-27064-1

WARRANTY DEED (INDIVIDUAL)

Vol. 1784

Page

3201

ELWOOD H. MILLER, JR. and RACHEL L. MILLER, husband and wife

JEAN L. BIRKS

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 12, Block 8, PLEASANT VIEW TRACTS, in the County of Klamath,
State of Oregon.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 40,000.00

Dated this 28th day of February, 1984

Elwood H. Miller
Rachel L. Miller

STATE OF OREGON, County of Klamath) ss.

On this 28th day of February, 1984 personally appeared the above named
Elwood H. Miller, Jr. and Rachel L. Miller and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan P. Patzke
Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of 19
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
Deputy

After Recording Return to:

TAX STATEMENTS TO
Jean L. Birks
1751 Extra
Klamath Falls, Or.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book: M-83 at page 8062.
3. Reservations as contained in Deed recorded in Volume 127 at page 239, Records of Klamath County, Oregon, as follows: "excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described lands."

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 29 day of Feb. A.D. 19 84
at 12:10 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 3201

EVELYN BIEHN, County Clerk

By Paul Smith Deputy

Fee 8.00