

34240

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. FLOYD and CAROLE A. FLOYD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS C. MILLER and DARCI R. MARVIN-MILLER, 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 4, Block 1, TRACT NO. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this 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 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 \$12,000.00. However, the actual consideration consists of not less than the value given or promised which is the whole or part of the consideration indicated above. (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 7th day of February, 1984; 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 ss. February 7, 1984

JAMES A. FLOYD CAROLE A. FLOYD 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 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:

Personally appeared the above named JAMES A. FLOYD and CAROLE A. FLOYD, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 7/13/85

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Mr. & Mrs. James A. Floyd

GRANTOR'S NAME AND ADDRESS

Thomas C. Miller & Darcie R. Marvin-Miller  
436 Emporia Street  
Aurora, CO 80010

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, ss. 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 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

SUBJECT TO:

1. Drainage easement as shown on dedicated plat. (Affects rear 8 feet).
2. Restrictions and easements as contained in plat dedication, to wit:  
"(1) Building setback lines of 75 feet from centerline of the street on which the lot fronts and 50 feet from centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road is hereby vacated for Lot 5, Block 1 and Lot 7, Block 2, (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for Lots 1, 9, 10, 11, 13, 14, and 15, Block 1 and all of Block 3. (7) Drainage easements as shown on the annexed plat."
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 October 16, 1974, in Volume M74, page 13496, Microfilm Records of Klamath County, Oregon.
4. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974, in Volume M74, page 13469, Microfilm Records.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 8th day of March A.D. 19 84  
at 10:25 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BEHN, County Clerk**

By *Pam Smith* Deputy

Fee 8.00