

1-1-74

K-37071
WARRANTY DEED

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38892

KNOW ALL MEN BY THESE PRESENTS, That

EARL D. MILLER and INA R. MILLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BEVERLY J. YANCEY, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

(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.

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
taxes for 1984-85 which are now a lien, but not yet payable

and that

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 \$ 50,000.00

~~However, the actual consideration consists of an interest in the property of the value of \$50,000.00, which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 17th day of July, 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)Earl D. Miller
EARL D. MILLERIna R. Miller
INA R. MILLERSTATE OF OREGON,)
County of Klamath) ss.
July 17, 1984STATE OF OREGON, County of) ss.
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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 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
SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named
Earl D. Miller and
Ina R. Millerand acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

OFFICIAL
SEAL
Notary Public for Oregon

My commission expires: 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beverly J. Yancey
Rt. 1, Box 124
Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

I certify that the within instru-
ment 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/fee file/
instrument/microfilm No.
Record of Deeds of said county.Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT 'A'

A parcel of Land in the Northeast quarter of Section 3, Township 40 South, Range 13 E.W.M., Klamath County, Oregon, more particularly described as follows: Commencing at a Brass Cap monument marking the Northwest corner of said Section 3; thence Easterly along the North line of said Section 3, 3968.48 feet to the POINT OF BEGINNING for this description; thence Southerly at right angles to said North section line 1320 feet more or less, to the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$; thence Westerly along said South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ 1320 feet, more or less, to the Southwest corner of Government Lot 2; thence Northerly along the West line of said Government Lot 2, 1320 feet, more or less, to said North line of Section 3; thence Easterly along said North section line 1320 feet, more or less, to the point of beginning, containing 40 acres, more or less, SAVING AND EXCEPTING that portion conveyed to the United States of America by Iona J. Fordney, et vir, by deed dated December 8, 1925, recorded January 25, 1926, in Volume 69 page 266, Deed records of Klamath County, Oregon.

SUBJECT TO:

Easements and rights of way or record and apparent on the land and to liens and assessments of Klamath Project and Langell Valley Irrigation District. Said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 17 day of July A.D. 19 24
 at 12:40 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 12033

EVELYN BIEHN, County Clerk

By Paul Annick DeputyFee 8.00