

40732

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. MILLER and VIRGIE E. MILLER, husband and wife, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN D. BARRERA and EMILY SNETHEN, not as tenants in common, but as joint tenants with the right of survivorship, 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 9 in Block 3 of KLAMATH RIVER ACRES, 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 \$ 30,000.00

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 August, 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.

Robert W. Miller
ROBERT W. MILLER

Virgie E. Miller
VIRGIE E. MILLER

STATE OF OREGON, } ss.
County of Klamath
August 17, 1984

Personally appeared the above named ROBERT W. MILLER and VIRGIE E. MILLER, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Robert W. & Virgie E. Miller
Rt. 3 Box 706
Ontario, OR 97714

GRANTOR'S NAME AND ADDRESS

Martin D. Barrera and Emily Snethen
12640 Zeus Avenue
Norwalk, CA 90650

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
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

- continued from the reverse side of this deed -

15124

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest of lien disclosed thereby.
3. Right of Way for transmission line, including the terms and provisions thereof, given by E. H. Seaver et ux, to the California Oregon Power Company, dated March 2, 1926, recorded March 28, 1926, in Deed Volume 69, page 601, Records of Klamath County, Oregon.
4. Overhang Easement, including the terms and provisions thereof, given by Lloyd V. Howard and Waive Howard, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated April 19, 1963, recorded June 10, 1963 in Deed Volume 346, page 15, Records of Klamath County, Oregon.
5. Restrictions as contained in plat dedication, to wit:
"(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easement to be for future public utilities, drainage, and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."
6. An 8 foot utility easement along Southwest boundary of said lot as shown on dedicated plat.

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

on this 31 day of August A.D. 19 84
at 11:15 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 15123

EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00

