

42477

WARRANTY DEED

Vol. 184 Page 18167

KNOW ALL MEN BY THESE PRESENTS, That E. O. MORRIS and IVADELL MORRIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLEY G. MILLS and JANETTE M. MILLS, 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:

The NE 1/4 of the NE 1/4 of the NW 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion thereof conveyed by instrument recorded August 26, 1964, in Volume 355, page 531, Deed Records of Klamath County, Oregon being the South 165 feet thereof.

"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 -

(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 except those described on the reverse side of this deed and those apparent upon the land, if any as of the date of this deed

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 \$ 35,000.00.

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 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 16th day of October, 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)

E. O. MORRIS

IVADELL MORRIS

STATE OF OREGON, TEXAS } ss.
County of WAVERDE }
October 16, 1984

Personally appeared the above named
E. O. MORRIS and IVADELL MORRIS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 09/29/87

STATE OF OREGON, County of _____) ss.
_____, 19____

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)

Notary Public for Oregon

My commission expires:

E. O. Morris and Ivadell Morris
Rt. 3 Box 40, Holiday Park
Del Rio, TX 78840

GRANTOR'S NAME AND ADDRESS

Charley G. Mills and Janette M. Mills
c/o LaPine Realty, Inc., P.O. Box 377
LaPine, OR 97739

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,

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: September 9, 1983
Recorded: Volume M84, page 793, Microfilm Records of Klamath County, Oregon
In favor of: Edward Grant Simpson and Mary Brayton Simpson, husband and wife
For: Easement 30 feet in width

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 22nd day of Oct 1984
at 2:24 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee 8.00