

43937

WARRANTY DEED

Vol. 1180 Page

20559

MTP-19314-K
KNOW ALL MEN BY THESE PRESENTS, That

CLARENCE H. NEWHALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SUSAN L. MILLER

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:

All that portion of Lot 12 in Block "C" of LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, according to the fully recorded plat thereof on file in the office of the County Clerk of Klamath County, described as follows:
Beginning at the Northwest corner of said Lot 1; thence North 40° 15' East, along the most northerly line of said Lot 1, 50 feet; thence South 69° 45' East, parallel to the Westerly line of Lewis St., 15 feet to the northerly line of said Lot 12; thence South 83° 15' West, along the southerly line of said Lot 1, 15 feet to the Southwest corner of said Lot 12; thence North 49° 45' West along the northerly line of said Lot 12, 15 feet to the point of beginning.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

"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."

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

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 \$ 22,000.00.

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 26th day of November, 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

November 26 1984

Personally appeared the above named
CLARENCE H. NEWHALL

and acknowledged the foregoing instrument as his voluntary act and deed.

OFFICIAL

SEAL

Notary Public for Oregon

My Commission expires: 8/16/88

Clarence H. Newhall

14 North Rogers
Klamath Falls, OR 97601

Susan L. Miller

2655 Creech Drive
San Jose, CA 95117

After recording return to:

SAME AS GRANTEE

NAME AS DEED IS

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

SAME AS GRANTEE

NAME ADDRESS IS

STATE OF OREGON, County of

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Personally appeared

and

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

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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 -

120560

SUBJECT TO:

1. Real Estate Contract, including the terms and provisions thereof, dated August 9, 1976, recorded August 13, 1976, in Volume MT6, page 12343, Microfilm Records of Klamath County, Oregon, between Clyde M. Hume and Thelma Hume, husband and wife, Vendor, and Kenneth M. Wilson, a single man, Vendee.

The vendee's interest of Kenneth M. Wilson in said Real Estate Contract was assigned by assignment of contract,

Dated: March 16, 1977

Recorded: March 30, 1977

Volume: MT7, page 1273, Microfilm Records of Klamath County, Oregon.

To: Clarence E. Newhall, a single man.

The Grantee named on the reverse side of this deed does not agree to assume or pay the above described Real Estate Contract and the Grantor named on the reverse side of this deed does hereby agree to hold the Grantee harmless therefrom.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 14th day of December A.D. 19 76

at 11:11 o'clock A. M. and day,

recorded in Vol. 1273 of MT7

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EVELYN B. EHN, County Clerk

By Ken Smith Deputy

Fee 0.00