

CA 44106

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
Terry Walters

hereinafter called the grantor, for the consideration hereinafter stated to grant and pay to  
James H. Miller and Linda Mae Miller Husband & 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows to wit:

The North easterly 40 feet of Lot 13, Block  
53, Second Addition to Hot Springs Addition  
to the City of Klamath Falls, County of  
Klamath, State of Oregon

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

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 \$  
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 if not applicable, should be deleted. See ORS 93.040.)

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 11 day of December, 1984;  
if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by  
order of its board of directors.

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.

Terry A. Walters

STATE OF OREGON,

County of Klamath } ss.  
12-11, 1984

STATE OF OREGON, County of

) ss.

Personally appeared

and

Personally appeared the above named  
Terry A. Walters

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 acknowledged the foregoing instru-  
ment to be a voluntary act and deed

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: 5-1-87

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)If executed by a corporation,  
aff. corporate seal

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James H. Miller  
820 E. 56th  
Eugene, OR 97405

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 Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
11 day of December, 1984,  
at 11:00 o'clock A.M. and recorded  
in book 1120, page 20867 on  
page 20867.

Witness my hand and seal of  
County of Klamath

Debra L. Linn, County Clerk

By [Signature] Deputy

OK  
5.00