

45836

ASPEN M-28252
WARRANTY DEED (CORPORATION)

Vol. M85 Page 2191

MIRACLE BUILDERS, CO.

(State of incorporation)

corporation, hereinafter called grantor, conveys to

NEIL A. SKOOG and JENNIFER M. SKOOG, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 4, Block 2, MIRACLE MANOR, in the County of Klamath, State of 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 FOR ANY SPECIAL ENCUMBRANCES EXCEPT

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,000.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
18th day of January, 1985

(Corporate Seal)

By Rodney Leo Allen President

By Warren D. Krouse Secretary

STATE OF OREGON, County of Klamath) ss.

January 23, 1985

Personally appeared Rodney Leo Allen + Warren D. Krouse who, being duly sworn, did say that he is the President + Secretary of MIRACLE BUILDERS, CO.

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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

Susan C. Creel
Notary Public for Oregon

My commission expires: 6-21-88

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

After Recording Return to: Taxes:

NEIL + JENNIFER SKOOG
P.O. BOX 681
DORRIS, CA
96023

EXHIBIT "A"

2192

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : June 23, 1942
Recorded : August 1, 1942 Book: 149 Page: 42
In favor of : Pacific Telephone and Telegraph Co.
For : Pole line over the SE $\frac{1}{4}$ NW $\frac{1}{4}$
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Miracle Manor.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : August 7, 1978 Book: M-78 Page: 17190

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

on this 12th day of February A.D. 19 85
at 10:30 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 2191

EVELYN BIEHN, County Clerk

By *Kim Smith* Deputy

Fee 9.00