

KNOW ALL MEN BY THESE PRESENTS, That ROB ROY MC CASLIN and LORNA DEE MC CASLIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS C. MILLER and DARCI MARVIN-MILLER, 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:

Lot 4, Block 1, TRACT 1009, YONNA WOODS, 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 -

(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 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 \$ 7,200.00

However, the actual consideration consists of or includes other property or value given or promised, which is the whole or part of the consideration, or is otherwise known. (The sentence between the symbols ©, 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 12th day of March, 1985; 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 } ss.
March 11, 1985

Personally appeared the above named
ROB ROY MC CASLIN and LORNA DEE
MC CASLIN, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

ROB ROY MC CASLIN

LORNA DEE MC CASLIN

STATE OF OREGON, County of) ss.
March 11, 1985

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:

Rob Roy McCaslin and Lorna Dee McCaslin

3128 Cannon Ave.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Thomas C. Miller and Darcie Marvin-Miller

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

40 MTC

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, } 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

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit: "(1) Building setback lines as shown on the annexed plat, (2) Public utilities easements as shown on the annexed plat, (3) A 60 foot reserve strip for future roadway purposes centered on the lot line common to Lots 2 and 3 of Block 2, (4) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed, (5) All sanitary facilities subject to the approval of the County sanitarian."
2. Subject to a 25 foot building setback line from West lot line as shown on dedicated plat.
3. Subject to a public utility easement along East lot line as shown on dedicated plat.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 11th day of March A.D. 19 85
at 1:19 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 3558

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

