

48239

ATC-8-28717

WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 6243

ERMA I. MILLER

JOHN M. WAGNER and GAIL S. WAGNER, not as tenants in common but with full rights of survivorship
of Klamath, State of Oregon, described as:

Lot 3, Block Nineteen and One-Half (19½) of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

**THE INTENT OF THIS DEED IS TO CONVEY FEE TITLE AND TO ELIMINATE THE LIFE ESTATE AS DISCLOSED BY INSTRUMENT RECORDED MAY 22, 1984 IN BOOK M-84 AT PAGE 8492.

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.

and covenant(s) that grantor is the 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.

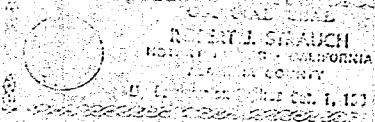
The true and actual consideration for this transfer is \$ 32,900.00

Dated this 23rd day of April, 1985

Erma I. Miller

California
STATE OF ~~OREGON~~, County of Alameda) ss.

Erma I. Miller, April 26, 1985 personally appeared the above named instrument to be her voluntary act and deed, and acknowledged the foregoing



Before me:

Robert L. Strauch

Notary Public for ~~Oregon~~ California

My commission expires: 10-1-85

- * 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 (INDIVIDUAL)

Erma I. Miller

TO

John M. Wagner
Gail S. Wagner

After Recording Return to:
TAX STATEMENTS TO:
John M. Wagner
1755 Crescent
Klamath Falls, Oregon
97601

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

6244

SUBJECT TO:

EXHIBIT "A"

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.
3. Reservations as shown in deed from The Klamath Development Co., a corporation, to Roy Wellman, dated October 15, 1912 and recorded April 7, 1913 in Book 39 at page 72, Deed Records of Klamath County, Oregon.
4. Taxes for the year 1984-85 include Veterans' Exemption. If property is conveyed to person or persons not eligible for such exemption, reassessment will be made.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
this 29th day of April A. D. 19 85 at 3:33 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 6243

EVELYN BIEHN, County Clerk
By P. Smith

Fee: \$9.00