

52132

ATC-8-29059



TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 12890

JANE SMITH, who acquired title as JANE MARSHALL
convey(s) to ROY HOWARD MILLER and GREGORY J. HAYES, not as tenants in hereinafter called grantor,
rights of survivorship in common but with full
County of Klamath, State of Oregon, described as: all that real property situated in the
Lot 16, Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of
Oregon.
RESERVING unto Grantor a Life Estate.

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 \$ 17,360.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) part of the
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of August, 19 85.

Jane Smith

STATE OF OREGON, County of Klamath)ss.
August 15, 19 85.

Personally appeared the above named Jane Smith, who acquired title as Jane Marshall and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Susan
Notary Public for Oregon
My Commission Expires: 6-25-88

Jane Smith

GRANTOR'S NAME AND ADDRESS

Roy Howard Miller & Gregory J. Hayes

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roy Howard Miller & Gregory J. Hayes
525 B Clover Leaf Drive
Monrovia, Calif. 91016
NAME, ADDRESS, ZIP

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

Roy Howard Miller & Gregory J. Hayes
525 B Clover Leaf Drive
Monrovia, Calif. 91016
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____ Deputy

85 AUG 15 PM 3 25

EXHIBIT "A"

12891

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of First Addition to Altamont Acres.
2. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District and Klamath Irrigation District.

3. Easement as reserved in Deed:

For : Construct and divert irrigation ditches along property lines
 By : A.L. Wisehard and Erma M. Wisehard and C. T. Darley and Pearl P. Darley
 Book : 73
 Page : 308

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 85 at 3:25 o'clock P M., and duly recorded in Vol. 885 day
 of Deeds on Page 12890.

FEE \$9.00

Evelyn Biehn County Clerk
 By *Edm Smith*