

52646

Vol. 1285 Page 13818

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JOHNNY D. MILLER and JEAN M. MILLER, husband and wife, hereinafter called grantor, convey(s) to DOROTHY BONITA MARSROW and ROLAND H. SLACK, not as tenants in common but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of Lot 11, Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeasterly corner of Lot 11 of said Block 57; thence Southwesterly along the Northerly line of said Lot 11, 94.2 feet to a point marking the Southeasterly corner of Lot 10 of said Block 57; thence Southeasterly at right angles 50 feet, more or less to the Southerly line of said Lot 11; thence Northeasterly along the Southerly line of said Lot 11 to Eldorado Avenue; thence Northerly along Eldorado Avenue 56 feet more or less to the point of beginning.

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 those set out in 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 \$ 18,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (Delete between symbols if not applicable. See ORS 99.030)~~

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 28 day of August, 19 85.

STATE OF OREGON, County of Klamath

On this 29th day of August, 19 85.

Personally appeared the above named Johnny D. Miller and Jean M. Miller and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Darlesse V. Addington
Notary Public for Oregon

My Commission Expires: 3-22-89

Johnny D. Miller

Jean M. Miller

GRANTOR'S NAME AND ADDRESS

Dorothy Bonita Marsrow

Roland H. Slack

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dorothy B. Marsrow & Roland Slack
139 Michigan
City, 97601
NAME, ADDRESS, ZIP

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

Dorothy B. Marsrow & Roland Slack
139 Michigan
City, 97601
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/reel/volume No. _____ on page _____ or as document/teefile/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____ Deputy

Exhibit "A"

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls,
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Hot Springs Second Addition.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Johnny D. and Jean M. Miller, husband and wife
Trustee	: William L. Sisemore
Beneficiary	: Certified Mortgage Company, An Oregon Corporation
Dated	: July 10, 1984
Recorded	: July 13, 1984
Amount	: \$4,500.00

The above Trust Deed was assigned by instrument

Dated : July 10, 1984
 Recorded : July 13, 1984
 Book : M-84 Page : 11842
 To : Bill B. or Roselyn M. Harp

WHICH SAID TRUST DEED AND NOTE, the Grantee herein does not agree to assume, and the Grantor herein agrees to hold grantee harmless therefrom.

4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Johnny D. and Jean M. Miller
Trustee	: William L. Sisemore
Beneficiary	: Certified Mortgage Company, An Oregon Corporation
Dated	: August 24, 1984
Recorded	: August 28, 1984
Amount	: \$1,800.00

The Beneficial interest thereunder was assigned:

To : Bill B. Harp and Roselyn Harp
 Recorded : August 28, 1984 Book: M-84 Page: 14921

WHICH SAID TRUST DEED AND NOTE, the Grantee herein does not agree to assume, and the Grantor herein agrees to hold grantee harmless therefrom



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 85 at 11:07 o'clock A M., and duly recorded in Vol. M85
 of Deeds on Page 13818

FEE \$9.00

Evelyn Biehn, County Clerk
 By Pam Smith