

59167

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. CHARLES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN B. MILLER and JACQUELINE F. 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 36 in Block 3, TRACT NO. 1000, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property 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 \$48,000.00

~~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 24th day of February, 1986; 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 signed by a corporation after long credit limit)



OFFICIAL SEAL
BARBARA FOX
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My commission expires JUN 12, 1987

JAMES D. CHARLES

STATE OF OREGON, County of

County of Orange
February 24, 1986

Personally appeared the above named
JAMES D. CHARLES

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: 6/12/87
Barbara Fox

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy

By

James D. Charles
c/o Cushman Honda, 1700 Auto Park Way
Escondido, CA 92025

GRANTOR'S NAME AND ADDRESS

Melvin B. Miller & Jacqueline F. Miller
Rt. 5 Box 1302A
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Use if a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

- continued from the reverse side of this deed -

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: June 26, 1905
Recorded: May 18, 1907
Volume: 22, page 479, Deed Records of Klamath County, Oregon
In favor of: United States of America
(No specific location given)
2. An easement created by instrument, including the terms and provisions thereof,
Dated: May 1, 1945
Recorded: May 15, 1945
Volume: 176, page 284, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Right of Way for pole lines
(No specific location given)
3. Utility easements as shown on dedicated plat.
4. Reservations as contained in plat dedication, to wit:
"All building restrictions on the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of March A.D., 19 86 at 11:54 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 4217
FEE \$14.00
By Evelyn Biehn, County Clerk
[Signature]