WARRANTY DEED 60457 Vol. M86 Page 6690

This Indenture Witnesseth, THAT DEAN O. MILLER and NAOMI B. MILLER, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto E. J. CLOUGH III, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NW¼ of the NW¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point that is East a distance of 30 feet and North 0°34' West a distance of 398 feet from the Southwest corner of the NW¼ of the NW¼, said point being the Southwest corner of said parcel in Deed Volume M73, page 10206; thence East along the South line of said parcel 300 feet, being the Southeast corner of said Deed and the true point of beginning; thence continuing East 322.30 feet; thence North 0°34' West 350 feet; thence West 322.30 feet to the Northeast corner of said parcel in Deed Volume M73, page 10206, thence Southerly along the Easterly line of said parcel 350 feet more or less to the point of beginning.

TOGETHER WITH all easements appurtenant to the above-described property.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations and assessments of South Suburban Sanitary District; Easement Agreement, including the terms and provisions thereof, recorded September 28, 1973, in Vol. M73, page 13197, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

'81 MAY 12 PM 3 34

The true and actual consideration for this transfer is $ 152,200.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 12th day of May 19 81.

Dean O. Miller (SEAL) Naomi B. Miller (SEAL)

(SEAL) By Dean O. Miller (SEAL)
her attorney-in-fact

STATE OF OREGON, County of Klamath) ss. May 29, 1981

Personally appeared the above named Dean O Miller, husband of Naomi B. Miller, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: William L. Sisemore

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,
County of Klamath } ss.

On this the 29 *day of* May, *19* 81 *personally appeared* Dean O. Miller *who, being duly sworn (or affirmed), did say that he is the attorney in fact for* Naomi B. Miller *that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.*

Before me: William L. Sisemore
(Signature)

(Official Seal)

Notary Public for Oregon
(Title of Officer)

My Commission Expires: Oct 8 1982

ck 14.00

Return to
South Valley State Bank
5215 Dy 6
K. Falls, OR

6691

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day of April A.D., 19 86 at 3:34 o'clock P M., and duly recorded in Vol. M86, of Deeds on Page 6690.

Evelyn Biehn County Clerk
By Bernetha G. Letsch

FEE $14.00