

63945

WARRANTY DEED

Vol. 1181 Page 12852

KNOW ALL MEN BY THESE PRESENTS, That EDWARD R. CHIPP, aka E. R. Chipp, by and through GLENDA A. CHIPP, his attorney in fact, and GLENDA A. CHIPP, MILLER and GLENDA A. MILLER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL C. 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:

Lots 3 and 4 and the South half of Lot 2, Block 2, THE TERRACES,
in the County of Klamath, State of Oregon.

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.

(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 those of record

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 \$DIVORCE SETTLEMENT. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 22 day of July, 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 executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
July 22, 1986

Personally appeared the above named Edward R. Chipp, by and through his attorney in fact, Glenda A. Chipp, and Glenda A. Chipp, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Wendy Young*
Notary Public for Oregon
My commission expires: 8/31/87

Edward R. Chipp, by and through his attorney in fact, Glenda A. Chipp, and Glenda A. Chipp

GRANTOR'S NAME AND ADDRESS

Michael C. Miller
Glenda A. Miller
521 Hillside, Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

MICHAEL C. MILLER
601 Main Street, Suite 210
Klamath Falls OR 97601-6007

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

Mr. and Mrs. Michael C. Miller
521 Hillside Avenue
Klamath Falls OR 97601

Edward R. Chipp, aka E. R. Chipp, by and through his attorney in fact, Glenda A. Chipp

Glenda A. Chipp
STATE OF OREGON, County of } ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of July, 1986, at 11:14 o'clock AM., and recorded in book/reel/volume No. M86 on page 12852 or as document/fee/file/instrument/microfilm No. 63945, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$10.00 By *Paul Smith* Deputy