

66436

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Linda M. Miller, husband and wife and James H. Miller and Daniel Bailey hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

The Northeasterly 40 feet of lot 13/as shown on the map entitled "PLAT OF SECOND HOT SPRINGS ADDITION TO KLAMATH FALLS" filed in office of the County Recorder, Klamath county, State of Oregon, and commonly known as: 1715 Menlo Way, Klamath Falls, Oregon.

(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 apparent on the land, common to the realty, and those of record

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 \$ 12,000.00.
~~However, the actual consideration consists of or includes other property of value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 18 day of December, 1980; 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)

James H. Miller
Linda M. Miller
James H. Miller
Linda M. Miller

STATE OF OREGON,
County of Lane } ss.
December 18, 1980.

Personally appeared the above named James H. Miller and Linda M. Miller

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

(OFFICIAL SEAL)

Before me,
Earl W. Carroll
Notary Public for Oregon
My commission expires: 21 Jan 1983
My commission expires 21 Jan 1983

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

James H. Miller & Linda M. Miller
820 E. 36th St.
Eugene, Oregon 97405
GRANTOR'S NAME AND ADDRESS

Daniel Bailey
P.O. Box 31A
Beatty, Oregon 97621
GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan
601 Main St., Suite 215
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Neal G. Buchanan
601 Main St., Suite 215
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of September, 1986, at 3:09 o'clock P.M., and recorded in book/reel/volume No. M86 on page 17528 or as document/fee/tile/instrument/microfilm No. 66436, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Am J. H. Deputy