

66450

WARRANTY DEED

Vol. M81

Page 17549

KNOW ALL MEN BY THESE PRESENTS, That MIRACLE BUILDERS, CO.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. CARLILE, 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 2, Block 1, Tract No. 1165, MIRACLE MANOR, in the County of Klamath, State of 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

SEE ATTACHED EXHIBIT "A"

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 \$ 9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the 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 26th day of September, 19 86; 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.

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.

MIRACLE BUILDERS, CO.

BY: Warren D. Kause Secretary
Rodney Leo Allen Pres.

STATE OF OREGON,

County of Klamath, ss.
Sept. 26, 1986

Personally appeared the above named

STATE OF OREGON, County of Klamath, ss.
Sept. 26, 1986

Personally appeared Rodney Leo Allen and Warren D. Kause 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 Miracle Builders Co. a corporation, 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:
W. Arlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-89

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires:

Miracle Builders, Co.

GRANTOR'S NAME AND ADDRESS

Robert W. Carlile

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert W. Carlile

1920 ARTHUR ST. #5V

KIAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

Robert W. Carlile

1920 ARTHUR ST. #5V

KIAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 26th day of September, 19 86, at 9 o'clock AM, and recorded in book/reel/volume No. 17549 on page 17549 of as fee/file/instrument/microfilm/reception No. 17549, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Warren D. Kause Deputy

SPACE RESERVED FOR RECORDER'S USE

(If executed by a corporation, affix corporate seal)

SEP 26 PM 3 31

EXHIBIT "A"

17550

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, recorded August 7, 1978 in Book M-78 at page 17190.
4. An easement in favor of Pacific Telephone and Telegraph Co., recorded August 1, 1942 in Book 149 at page 42.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ September _____ A.D., 19 86 at 3:31 o'clock P M., and duly recorded in Vol. _____ M86
Deeds on Page 17549
By Evelyn Biehn, County Clerk
[Signature]

FEE \$14.00