

67676

ATC-30268

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 181 Page 19741

KNOW ALL MEN BY THESE PRESENTS, That THOMAS R. HOLM, conveying
an undivided one-half interest
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JANET R. PIERCE

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 E, Subdivision of ENTERPRISE TRACT NO. 24, in the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom the Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E.

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$34,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part 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 22nd day of February, 1984; 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)

By Michael C. Miller Attorney in Fact for
Thomas R. Holm

STATE OF OREGON,
County of Klamath) ss.
February 22, 1984.

Personally appeared the above named
MICHAEL C. MILLER as attorney-in-
fact for Thomas R. Holm
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
Kristi L. Gedd
Notary Public for Oregon
My commission expires: 11/16/87

Thomas R. Holm

GRANTOR'S NAME AND ADDRESS
Janet R. Pierce

GRANTEE'S NAME AND ADDRESS
Michael C. Miller
210 North Fourth Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 be-
half 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 instru-
ment was received for record on the
31st day of October, 1986,
at 3:13 o'clock P.M., and recorded
in book/reel/volume No. 186 on
page 19741 or as document/fee/file/
instrument/microfilm No. 67676
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

\$10.00