

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. IVIE, SR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN R. MILLER

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 24, Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated October 7, 1985, and recorded November 5, 1985, in Volume M85, page 18054, Microfilm Records of Klamath County, Oregon, in favor of Lela M. Herendeen and Fred E. Shelley, not as tenants in common, but with the right of survivorship, as Beneficiary. The Grantee herein agrees to assume and pay said Trust Deed in full.

MOUNTAIN TITLE COMPANY

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."

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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 24,000.00.

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 12th day of June, 1987; 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 R. Ivie Sr.
JAMES R. IVIE, SR.

STATE OF OREGON.

County of Klamath

June 12, 1987

Personally appeared the above named

JAMES R. IVIE, SR.

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

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

_____, 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

JAMES R. IVIE, SR.

3500 Summers Lane #30

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

JOHN R. MILLER

P.O. Box 2451

Vista, CA 92083

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

If a change in the above information is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 1987, at 12:47 o'clock P.M., and recorded in book M87 on page 10197 or as file/reel number 75649.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

Recording Officer

By _____ Deputy

Fee: \$10.00