

76177

WARRANTY DEED

M.C.-1838-K

DAVID B. CLARK and KARIN L. CLARK,

husband and wife

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

DAVID M. MILLER and SHEILA R. MILLER, husband and wife

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:

A parcel of land situated in the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pipe on the section line common to Sections 27 and 28 from which the Section corner common to Sections 21, 22, 27, and 28 bears North  $00^{\circ}38'00''$  West, 1102.20 feet; thence North  $00^{\circ}38'00''$ , 330.00 feet along said Section line to a  $\frac{1}{2}$  inch rebar; thence South  $89^{\circ}56'51''$  East, 329.60 feet to a  $\frac{1}{2}$  inch rebar; thence South  $00^{\circ}39'49''$  East, 330.00 feet to a  $\frac{1}{2}$  inch rebar; thence North  $89^{\circ}56'51''$  West, 329.77 feet to the point of beginning.

## 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 \$ 75,000.00

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 26th 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.

David B. Clark  
DAVID B. CLARK

Karin L. Clark  
KARIN L. CLARK

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON

County of Klamath

June 26, 1987

Personally appeared the above named

DAVID B. CLARK and KARIN L. CLARK

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

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:

DAVID B. CLARK and KARIN L. CLARK  
HC 30 Box 10E  
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

DAVID M. MILLER and SHEILA R. MILLER  
389 N. 67th St.  
Springfield, OR 97478

GRANTEE'S NAME AND ADDRESS

After recording, return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change 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 26th day of June, 1987, at 9:42 o'clock A.M., and recorded in book M87 on page 11145 or as file/reel number 76177

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

Fee: \$10.00

By *Ann Smith* Deputy