

## MOUNTAIN TITLE COMPANY

78446

WARRANTY DEED

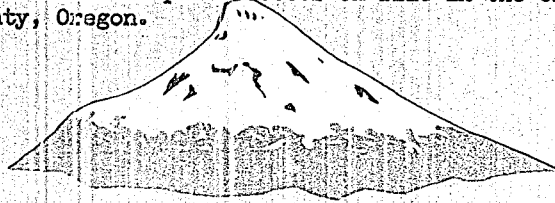
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KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS & LOAN ASSOCIATION (a Federal Association) dba: Willamette Savings & Loan Association, F.A.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. MILLER

, 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:

The East 90 feet of Lot 3, Block 25, HILLSIDE 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.



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"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 those of record and 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 \$ 11,000.00. However, the actual consideration consists of or is represented by a check or checks of the grantor or grantors payable to the order of the grantee or grantees, which are on file with the County Clerk of Klamath County, Oregon.

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 24th day of August, 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.

By:

Susan D. Pierce, REO Mgr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_, 19\_\_\_\_  
Personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.  
Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

WILLAMETTE SAVINGS &amp; LOAN ASSOC.

GRANTOR'S NAME AND ADDRESS

JAMES E. MILLER

5944 Leland  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Lane ) ss.  
8/20, 19 87.

Personally appeared Susan D. Pierce, who, being duly sworn,

each acknowledged to the other, did say that Susan D. Pierce is the REO Manager

Secretary of Willamette

Savings &amp; Loan Association

a 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

Rhonda J. Farrell (OFFICIAL SEAL)

RHONDA J. FARRELL  
NOTARY PUBLIC - OREGON

My Commission Expires 4-13-90

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of August, 1987, at 2:59 o'clock P.M., and recorded in book M87 on page 15204 or as file/reel number 78446.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By \_\_\_\_\_ Deputy

Fee: \$10.00

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