

WARRANTY DEED

Vol. M87 Page 17571

KNOW ALL MEN BY THESE PRESENTS, That Matthews Family Limited Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Melvin B. Miller and Jacqueline F. 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 tract of land situated in the North one half of the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Sections 12 and 13 bears North 73°03'15" West, 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence North 47°10'55" East 440.67 feet to a 5/8" iron rod; thence South 46°16'02" East, 236.86 feet to a 5/8" iron rod; thence South 21°07'34" East 380.53 feet to a 5/8" iron rod; thence South 15°24'06" West, 94.38 feet to a 5/8" iron rod; thence South 62°48'53" West, 441.51 feet to a point on the centerline tangent number 12 of said 40 foot wide road; thence along said centerline North 18°40'48" West 399.67 feet to the point of intersection of tangents number 12 and number 13; thence continuing along said centerline North 32°45'00" West 158.47 feet to the point of beginning.

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 \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25th day of September, 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.

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.

by: MATTHEWS FAMILY LIMITED PARTNERSHIP  
D. T. MATTHEWS

by: ELSIE J. MATTHEWS  
STATE OF OREGON, County of Klamath, 1987

STATE OF OREGON,  
County of Klamath  
September 25, 1987

Personally appeared the above named D. T. MATTHEWS and ELSIE J. MATTHEWS Partners of MATTHEWS FAMILY LIMITED PARTNERSHIP and acknowledged the foregoing instrument to be their voluntary act and deed.

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: Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

Matthews Family Limited Partnership  
P.O. Box 639  
Fall River Mills, CA 96028  
GRANTOR'S NAME AND ADDRESS  
Melvin B. Miller and Jacqueline F. Miller, Rt. 5 Box 1302A  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Donald R. Crane/CRANE & BAILEY  
296 Main Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Melvin B. Miller and Jacqueline F. Miller  
Rt. 5, Box 1302A  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath  
I certify that the within instrument was received for record on the 28th day of September, 1987, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M87 on page 17571 or as fee/title/instrument/microfilm/reception No. 79819, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk.  
By Bernetha S. Smith Deputy

SPACE RESERVED FOR RECORDER'S USE