

S31517
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1781 Page 17775

79938

PATTI S. FRY
convey(s) to LARRY MILLER and NELDA MILLER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

A portion of Lot 2, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, formerly known as Lot 13, Block 8 of LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the Southeast corner of: Lot 4, Block 8, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 480 feet for the true point of beginning; thence South 60 feet; thence West 100 feet; thence North 60 feet; thence East 100 feet to the point of beginning.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 38,054.00. 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) (Delete between symbols; if not applicable. See ORS 93.030)

IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of September, 19 87.

Patti S. Fry

STATE OF OREGON, County of Klamath ss.
On this 30 day of Sept, 19 87.
Personally appeared the above named Patti S. Fry
Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handsocher
Notary Public for Oregon
My Commission Expires: 7-23-89

Patti S. Fry
GRANTOR'S NAME AND ADDRESS
Larry and Nelda Miller
GRANTEE'S NAME AND ADDRESS
After recording return to:
Larry and Nelda Miller
328 So Rogers
KFD
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Larry and Nelda Miller
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

EXHIBIT "A"

17776

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Easement for utilities over and across the premises formerly included within the boundaries of Lakeside Addition, now vacated, if any such exist.
3. Trust Deed in favor of First National Bank of Oregon, recorded December 12, 1979 in Book M-79 at page 28539, which Grantees herein hereby assume and agree to pay and hereby hold Grantor herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
of September 1 A.D., 19 87 at 12:58 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 17775
By Evelyn Biehn County Clerk

FEE \$15.00