

80303

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Michiko Miller

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charlie E. Holloway and Ruth N. Holloway, husband and wife, 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:

A parcel of land in Tracts 23 and 24 of HOMELAND TRACTS #2, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 89 degrees 53' East along the South boundary of Delaware Avenue 160 feet from the Northwest corner of Tract 22 of HOMELAND TRACTS #2, thence South 89 degrees 53' East along said South boundary of Delaware Avenue 70.0 feet to an iron pin; thence South 0 degrees 04' East parallel with the West line of said Tract 24, 110.0 feet to an iron pin; thence North 89 degrees 53' West parallel with Delaware Avenue 70.0 feet to an iron pin; thence North 0 degrees 04' West parallel with the East line of said Tract 23, 110.0 feet, more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, apparent on the ground and common to the area

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 \$ 33,000.00

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 ①, 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 9th day of October, 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.

Michiko Miller

STATE OF OREGON

County of Klamath } ss.
October 9, 1987

Personally appeared the above named
Michiko Miller

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

Notary Public for Oregon
My commission expires: 7-6-90

STATE OF OREGON, County of Klamath } ss.

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Michiko Miller
257 Grand Dr
Lewiston, CA 94550
GRANTOR'S NAME AND ADDRESS
Charlie E. + Ruth N. Holloway
5826 Delaware Ave
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S & C
540 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of October, 1987, at 11:54 o'clock A.M., and recorded in book/reel/volume No. M87 on page 18408 or as fee/file/instrument/microfilm/reception No. 80303. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy