

83177

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

T. J. MC CALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. MILLER and TERESA S. MILLER, 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:

## PARCEL 1:

The NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 34, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2:

The E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 34, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 1986 Edgewood Mobile Home, Serial No. 7092 which is firmly affixed to the real property described herein. Klamath County Tax Account #3408-0000-3500, 3408-0000-3700, and #108717.

## 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 \$101,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 5th day of January, 1988, 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.

(If executed by a corporation, affix corporate seal)

T. J. MC CALL

STATE OF OREGON,

County of Klamath

January 5, 1988

Personally appeared the above named

T. J. MC CALL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of

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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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

T. J. MC CALL

28770 Pierce St.

Lake Elsnore, CA 92330

GRANTOR'S NAME AND ADDRESS

RICHARD M. MILLER and TERESA S. MILLER

P.O. Box 558

Pinon Hills, CA 92372

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 5th day of January, 1988, at 3:46 o'clock P.M., and recorded in book M88 on page 187 or as file/reel number 83177.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Pam Smith Deputy

Fee: \$10.00