

MOUNTAIN TITLE COMPANY

85677

MR-19391-D

WARRANTY DEED

Vol. M86

Page

4302

KNOW ALL MEN BY THESE PRESENTS, That DAVID WAYNE MILLER & BARBARA LEE  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT BRATTON  
AND KRISTINE M. BRATTON, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
Lot 13, Block 3, TRACT NO. 1007, WINCHESTER, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Tax Account No.: 3909 011CC 10180

\*\*\* in favor of State of Oregon, represented and acting by the Director of  
Veterans' Affairs recorded April 17, 1979 as M79, Page 8365 and Trust  
Deed in favor of Laurence Stephen Ribeiro & Phyllis Covert Ribeiro  
recorded January 23, 1986 as M86, Page 1172 both of which the grantee  
assumes and agrees to pay

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, con-  
ditions, restrictions, easements, those of record and apparent and that  
to the land as of the date of this deed together with Mortgage\*\*\* 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 \$ 44,191.83

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 25 day of March, 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)

STATE OF OREGON,

County of Klamath } ss.  
March 25, 1988.

Personally appeared the above named  
David Wayne Miller & Barbara Lee Miller

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL SEAL) Evelyn Drake

Notary Public for Oregon

My commission expires 6-16-88

STATE OF OREGON, County of Klamath } ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ and  
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 \_\_\_\_\_

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 be-  
half 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)

Miller

1228 Wonder St  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Bratton

4202 Myrtlewood Dr  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

After recording return to:

Bratton

NAME, ADDRESS, ZIP

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

DVA  
700 Summer Street, NE  
Salem, OR 97310-1201

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
28th day of March, 1988,  
at 1:01 o'clock P.M., and recorded  
in book M88 on page 4302 or as  
file/reel number 85677  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Ann Smith Deputy

Fee: \$10.00