

88336

MTC-19786 K

KNOW ALL MEN BY THESE PRESENTS, That

SUSAN L. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAMES PATRICK O'SHEA

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:

All that portion of Lot 12 in Block 7 of LAKESIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:
Beginning at the Northwest corner of said Lot 12; thence North 83°15' East, along the most northerly line of said Lot 12, 55 feet; thence South 6°45' East, parallel to the Westerly line of Lewis St., 60 feet to the Southerly line of said Lot 12; thence South 83°15' West, along the Southerly line of Lot 12, 55 feet to the Southwest corner of said Lot 12; thence North 6°45' West along the Westerly line of said Lot 12, 60 feet to the point of beginning.
Klamath County Tax #3809-32CC-1900.

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 \$7,704.52

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 12th day of May, 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.

X Susan L. Miller
SUSAN L. MILLER

(If executed by a corporation,
affix corporate seal)

STATE OF NEVADA
County of WASHOE
May 12th, 1988

Personally appeared the above named
JAMES PATRICK O'SHEA

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF NEVADA
County of WASHOE
May 12th, 1988

Personally appeared SUSAN L. MILLER 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

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 Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES APR 18, 1992

SUSAN L. MILLER

1355 Thannette Ave Reno, NV 89502
GRANTOR'S NAME AND ADDRESS

JAMES PATRICK O'SHEA

221 S. Rogers
Klamath Falls, OR 97601
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
17 day of June, 1988,
at 3:38 o'clock P.M., and recorded
in book M. 88 on page 9408 or as
file/reel number 88336
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Jergie McCuskey Deputy

Fee 8.00

SPACE RESERVED
FOR
RECORDER'S USE