

31561

MT-2023) P

JEAN HOSS MILLER

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES C. POAGE & PATRICK C. POAGE, not as tenants in common but with the right of survivorship, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

## 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 those of record and 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 \$ 64,900.00

the whole of the consideration and interest in the property described herein, which is the same as the consideration and interest in the property described in the preceding paragraph, and 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 17th day of September, 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.

*Jean Hoss Miller*  
Jean Hoss Miller

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:

*Cameliaspenca*

Notary Public for Oregon

My commission expires: 8-16-92

Notary Public for Oregon

My commission expires:

Jean Hoss Miller  
2307 Derry Court  
Medford OR 97504  
GRANTOR'S NAME AND ADDRESS

Charles C. Poage & Patrick C. Poage  
5081 Warden Dr.  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By

Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

The Southeasterly 61.5 feet of Lot 30, HOMEDALE, more particularly described as follows: Beginning at a point on the Northeasterly boundary of Harlan Drive, which point is the most Southerly corner of said Lot 30; thence Northwesterly along said boundary of Harlan Drive, a distance of 61.5 feet; thence Northeasterly parallel to the Southeasterly line of said Lot 30, 300 feet, more or less, to the Northeasterly line of Lot 30, thence Southeasterly along the Northeasterly line of Lot 30, a distance of 61.5 feet, more or less, to the most Easterly corner of said lot; thence Southwesterly along the Southeasterly line of said Lot 30; a distance of 300 feet, more or less, to the point of beginning.

Tax Account No.: 3909 011AB 05500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of Sept. A.D., 19 88 at 3:38 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 16113.

FEE \$13.00

Evelyn Biehn County Clerk

By Dorinda Mullenbarger