

KNOW ALL MEN BY THESE PRESENTS, That

EDWIN S. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. KNUTSON AND TERESA J. KNUTSON, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

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 to the land as of the date of this instrument,

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 \$48,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 day of November, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

GENERAL ACKNOWLEDGMENT

State of California

County of Butte

ss.

On this the 25th day of November, 1988, before me,

D. Koenig*****

the undersigned Notary Public, personally appeared

Edwin S. Miller*****

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

Notary's Signature



D. KOENIG

NOTARY PUBLIC - CALIFORNIA

Butte County

My Commission Expires June 30, 1992

NP-3

(This area for official notarial seal)

Edwin S. Miller

8577 Taylor Avenue

Durham, California 95938

GRANTOR'S NAME AND ADDRESS

Robert A. Knutson & Teresa J. Knutson

Rt. 3 Box 286 Highway 66

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

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.

Recording Officer

By

Deputy

LEGAL DESCRIPTION

PARCEL 1:

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway, 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40 degrees 00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40 degrees 00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway 150 feet to the point of beginning.

Tax Account No.: 3908 023B0 01900

PARCEL 2:

A portion of the SW1/4 NW1/4 of Section 23, Township 39 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highways, 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40 degrees 00' West 400 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40 degrees 00' East 400 feet to said Westerly line of said highway; thence Northeasterly 150 feet to the point of beginning.

Tax Account No.: 3908 023B0 01800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Nov. A.D. 1988 at 3:29 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 20090

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins