

OK

95503

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MILLER BROS. INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLIVER R. SPIRES

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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 78 of Klamath 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.

Subject, however, to the following:

1. Resolution authorizing Miller Bros. Inc., to encroach upon a portion of Klamath Avenue and South Eighth Street Right-of-way, recorded February 24, 1977 in Volume M77 page 3281, Deed Records of Klamath County, Oregon.

2. Trust Deed, including the terms and provisions thereof, executed by Miller Bros. Inc., as grantors, to United States National Bank of Oregon, as trustee, for Elizabeth Sharp, as beneficiary, dated March 26, 1984, recorded March 27, 1984, in Volume M84, page 4884, in Mortgage Records of Klamath County, Oregon, to secure the payment of \$125,000.00

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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land, and subject to unpaid 1988 and 1989 taxes.

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 \$500,000.00. 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 30th day of December, 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.

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.

STATE OF OREGON,

County of _____,

} ss.

19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

MILLER BROS. INC.,
an Oregon corporation

By: _____

Melvin B. Miller, President

STATE OF OREGON, County of Klamath
Dec. 30, 1988

Personally appeared _____

Melvin B. Miller

) ss.

_____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the president of _____

of Miller Bros. Inc.

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 Oregon

My commission expires: 6-20-90

(If executed by a corporation, affix corporate seal)

Miller Bros. Inc.

GRANTOR'S NAME AND ADDRESS

Oliver R. Spires

GRANTEE'S NAME AND ADDRESS

After recording return to:

Blair M. Henderson, Atty.
426 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Oliver R. Spires
224 Mountain View Blvd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 30th day of Dec., 1988, at 3:58 o'clock P.M., and recorded in book/reel/volume No. M88 on page 22294 or as fee/file/instrument/microfilm/reception No. 95503, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullenbarger Deputy

Fee \$8.00

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