

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m89 Page 2847

97145

MTL-20956P

KNOW ALL MEN BY THESE PRESENTS, That CARSON H. MILLER & SHELBA D. MILLER as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. DONOVAN & DOROTHY R. DONOVAN, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. ALSO the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3811-700-2000
3811-700-2100
3811-1800-200

"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 and 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, including Department of Veterans Affairs loan which buyers herein agree to assume and pay 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 \$ 125,000.00. ~~Howsoever the consideration of this deed shall be paid or the property shall be conveyed, the same shall be deleted from the records of the county clerk's office.~~

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 14th day of February, 19 89; 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.

Carson H. Miller
Carson H. Miller

Shelba D. Miller
Shelba D. Miller

STATE OF OREGON, County of _____, 19 ____ ss.

STATE OF OREGON, County of Klamath, 2/14, 1989 ss.

Personally appeared the above named Carson H. Miller & Shelba D. Miller

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

Personally appeared _____ 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 _____, a corporation, 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)

Notary Public for Oregon
My commission expires: 8-16-92

Before me: Camela Spencer
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-16-92

CARSON H. MILLER & SHELBA D. MILLER
6000 S 6th
SSJS Lockford Dr / Klamath Falls OR 97603
Klamath Falls OR 97603

ROBERT W. DONOVAN & DOROTHY R. DONOVAN
Rt 1 Box 762-A Hwy 140
Bonanza, OR 97623

GRANTEE

NAME, ADDRESS, ZIP

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of Feb., 19 89, at 9:39 o'clock A.M., and recorded in book M89 on page 2847 or as file/reel number 97145. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY