

MOUNTAIN TITLE COMPANY

98171

MTL-21086P

WARRANTY DEED

Vol. m89 Page 4614

KNOW ALL MEN BY THESE PRESENTS, That DENNIS N. MILLIGAN, ALICE JOANNE SCHULTZ, PAMELA LYNN CARTER & VICTOR S. MILLIGAN, not as tenants in common but with the right of survivor hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ship 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:

Lot 7, Block 36, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No. 3809-30AA-2500

"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,

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 \$ 18,000.00

~~There are no other considerations or payments of any kind or nature, including but not limited to, cash, property, or any other thing of value, which have been received by the grantor or any of its officers, directors, or agents, in connection with the execution of this deed.~~

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 17th day of March, 19 89, in order of its board of directors.

Dennis N. Milligan as Attorney in fact for Dennis N. Milligan
Alice Joanne Schultz as Attorney in fact for Alice Joanne Schultz
Pamela Lynn Carter as Attorney in fact for Pamela Lynn Carter
Victor S. Milligan as Attorney in fact for Victor S. Milligan

County of Sacramento, State of California, ss. March 9, 19 89

PROVED ON THE BASIS OF SATISFACTORY EVIDENCE Personally appeared the above named Dennis N. Milligan, individually and as attorney in fact for Alice Joanne Schults, Pamela Lynn Carter & Victor S. Milligan and acknowledged the foregoing instrument to be their deed.

STATE OF OREGON, County of Klamath, ss. Personally appeared _____, 19 _____, and 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: _____ Notary Public for Oregon My commission expires: _____

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 17th day of March, 1989, at 1:08 o'clock P. M., and recorded in book M89 on page 4614 or as file/reel number 98171 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$8.00

GRANTOR'S NAME AND ADDRESS
Dennis N. Milligan, et al
5904 A Filbert Ave.
Orangevale, CA 95662

GRANTEE'S NAME AND ADDRESS
PAUL D. HILTON & JILL K. HILTON
239 Princeton
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY