

# MOUNTAIN TITLE COMPANY

98774

MTC-21129 D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLAN L. CRAIGMILES AND JANE A. CRAIGMILES, husband and wife as tenants by the entirety, hereinafter called 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 20 in Block 3 of Tract 1120 - SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 001AD 02800

"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 covenants conditions, restrictions, easements, those of record and apparent to the land 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th day of March, 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.

Tacy Craigmiles  
Tacy Craigmiles

STATE OF OREGON, Klamath )  
County of Jackson ) ss.  
March 27, 19 89

STATE OF OREGON, County of ) ss.  
Personally appeared

Personally appeared the above named  
Tacy Craigmiles

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

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

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:

Before me: Debra L. Wetle  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My Commission Expires: 9-8-90

Craigmiles, Tacy  
4980 Sardine Ck Road  
Gold Hill, OR 97525

Craigmiles, Allan L.  
2014 Kumbury Dr  
Klamath Falls, OR 97603

After recording return to:  
Craigmiles  
above address

NAME, ADDRESS, ZIP  
Craigmiles  
above address

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath ss.  
I certify that the within instrument was  
received for record on the 5th  
day of April, 19 89,  
at 9:08 o'clock A.M., and recorded  
in book M89 on page 5687 or as  
file/reel number 98774.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

SPACE RESERVED  
FOR  
RECORDERS USE

Evelyn Biehn, County Clerk  
Recording Officer  
By Danette M. M... Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY