

98870

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That AMANDA M. BARRIE

Vol. 2089 Page 5897

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARSON H. MILLER, 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:

The Westerly 165 feet of Lot 37, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-1DA-500

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded in Volume M83, page 12326, Microfilm Records of Klamath County, which buyer herein agrees to assume and pay.

"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 \$ 65,500.00

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 6th day of April, 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.

Amanda M. Barrie

STATE OF OREGON, County of Klamath, 4-6, 1989 ss.

Personally appeared the above named Amanda M. Barrie

STATE OF OREGON, County of ss.

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

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:

(OFFICIAL SEAL)

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

Amanda M. Barrie Hc 60 BOX 1100 Lakeview, OR 97630

Carson H. Miller 2405 Watson Klamath Falls OR 97601

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STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of April, 19 89, at 12:01 o'clock P.M., and recorded in book M89 on page 5897 or as file/reel number 98870

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By Pauline Mulder Deputy

Fee \$8.00