

OK 99073

WARRANTY DEED

Vol. M89 Page 6343

KNOW ALL MEN BY THESE PRESENTS, That MIRACLE BUILDERS, CO., a California Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RON MERRY, hereinafter called 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:

Lot 15, Block 1, MIRACLE MANOR, in the County of Klamath, State of Oregon.

1. Conditions, Restrictions as shown on the recorded plat of Miracle Manor.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
3. Subject to rules and regulations of Fire Patrol District.
4. Easement, including the terms and provisions thereof:

For: Pole line over the SE $\frac{1}{4}$ NW $\frac{1}{4}$
 Granted to Pacific Telephone and Telegraph Co.
 Recorded: August 1, 1942
 Book: 149
 Page: 42

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as stated above

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 \$ 2,000.00. 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 day of March, 1989; if a corporate grantor, it has caused its name to be signed and sealed 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.

By: Rodney Leo Allen, Pres
 By: Warren D. Krouse
 MIRACLE BUILDERS CO.

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

STATE OF OREGON, County of Klamath, March 16, 1989 ss.

Personally appeared the above named _____

Personally appeared Rodney Leo Allen and Warren D. Krouse, 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 Miracle Builders Co.

and acknowledged the foregoing instrument to be _____ 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:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 3-22-89

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ron Merry
 2909 Perkins Lane
 Redondo Beach, CA. 90278
 NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.
 As Above

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 14th day of April, 1989, at 10:46 o'clock A.M., and recorded in book/reel/volume No. M89 on page 6343 or as fee/file/instrument/microfilm/reception No. 99073, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Fee \$8.00

By: _____ Deputy

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