

169M

MTC-71579K

KNOW ALL MEN BY THESE PRESENTS, That

STEVEN A. MILLER and LORETTA M. MILLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called WILLIAM R. WOHRMAN and JANICE C. WOHRMAN, husband and wife

the grantor, 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 25 in Block 7 of TRACT NO. 1140, LYNNWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3808-025DC-01200.

"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 all those of record and those 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 \$ 19,500.00

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 9th day of June, 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.

Steven A. Miller
STEVEN A. MILLER

Loretta M. Miller
LORETTA M. MILLER
STATE OF OREGON, County of _____) ss.

STATE OF OREGON, _____)
County of Klamath) ss.
June 9, 19 89

Personally appeared the above named
STEVEN A. MILLER and LORETTA M. 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.

(OFFICIAL
SEAL)

Before me:
(OFFICIAL SEAL) Kristin L. Reed
Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

STEVEN A. MILLER and LORETTA M. MILLER
Rt 29 Aurora Ct.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
WILLIAM R. WOHRMAN and JANICE C. WOHRMAN
2852 Larvlyn Drive
La Mirada, CA 90638
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Let all a change in recorded title tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of Klamath
I certify that the within instrument was
received for record on the 20th
day of June, 19 89,
at 3:26 o'clock P.M., and recorded
in book M89 on page 11026 or as
file/reel number 1691.
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: Pauline Mullins Deputy

Fee \$8.00