

KNOW ALL MEN BY THESE PRESENTS, That

PEARLE M. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL SCOTT NOLAND and SHARON KAY NOLAND, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lots 8 and 9, Block 2, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-005CD-00600.

MOUNTAIN TITLE COMPANY

"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

and that 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 \$ 28,600.00

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED. 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 11th day of July, 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.

Freda Violet Stone as attorney-in-fact for
PEARLE M. MILLER

Leslie Byron Miller as attorney-in-fact for
PEARLE M. MILLER

STATE OF OREGON, County of Klamath) ss.
Personally appeared Freda Violet Stone, 19 89 and

Leslie Byron Miller 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

PEARLE M. MILLER, 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: 11/16/91

(OFFICIAL SEAL)

STATE OF OREGON,)
County of Klamath) ss.
July 11, 19 89

Personally appeared the above named FREDA VIOLET STONE and BYRON LESLIE MILLER as attorney-in-fact for
PEARLE M. MILLER

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

PEARLE M. MILLER
90 Freda Stone, 1902 Riverside
Klamath Falls, OR 97601

MICHAEL SCOTT NOLAND and SHARON KAY NOLAND
3600 Data Drive #572
Rancho Cordova, CA 95670

AFTER RECORDING RETURN TO:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

Use a change in preparation all 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 17th day of July, 19 89, at 3:13 o'clock P. M., and recorded in book M89 on page 13012 or as file/reel number 2684

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Caroline Milbrader Deputy

Fee \$8.00