

MTC-21780K

KNOW ALL MEN BY THESE PRESENTS, That GALE COLLINS and KATHERINE M. COLLINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. 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: SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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 \$ 45,000.00. 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 27th 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.

Gale Collins
GALE COLLINS

Katherine M. Collins
KATHERINE M. COLLINS
STATE OF OREGON, County of _____, ss. 19 ____

STATE OF OREGON, _____, ss.
County of Klamath, ss. July 27, 19 89

Personally appeared the above named GALE COLLINS and KATHERINE M. COLLINS

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.

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

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GALE COLLINS and KATHERINE M. COLLINS
P.O. Box 5163
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JOHN R. MILLER
P.O. Box 8056
Klamath Falls, OR 97602

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____, ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

03861

LEGAL DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, and 7 in Block 23 of OPPORTUNITY ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southwesterly of The Dalles-California Highway. Also, those portions of vacated 4th Street, F Street and the vacated alley running through said Block 23 which are appurtenant to said lots, vacated by Order recorded May 4, 1948 in Volume 18, page 299, County Commissioners Journal.

SAVING AND EXCEPTING THEREFROM that portion of the above described property taken by the State of Oregon, represented and acting by and through its State Highway Commission, by decree entered January 15, 1963, Case No. 61-166L, for West Side By-Pass, AND EXCEPTING THEREFROM that portion conveyed to the State of Oregon by deeds recorded in Volume 237, page 545, and Volume 238, Page 1.

Tax Account No: 3809 020EC 03200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day of July A.D., 19 89 at 11:51 o'clock A. M., and duly recorded in Vol. M89 of Deeds on Page 13860.

Evelyn Biehn County Clerk

By Douglas Mullenbaker

FEE \$13.00