

4123

MTC-21349P

WARRANTY DEED

Vol. 289 Page 15488

KNOW ALL MEN BY THESE PRESENTS, That MARTHA E. WOLFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. MILLER & SHERRY J. MILLER, husband and wife, 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:

Lot 15, Block 1, TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3503-1200-100

"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,

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 \$ 15,000.00. However, the actual consideration consists of or includes other property or benefits given or promised which is the whole or part of the consideration indicated herein. The details between the parties, if any, shall be stated in the separate instrument.

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 16th day of August, 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.

Martha E. Wolff
Martha E. Wolff

STATE OF OREGON,
County of Klamath)
8/16, 19 89) ss.

Personally appeared the above named Martha E. Wolff

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

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:

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

Before me:
(OFFICIAL SEAL) Pauline M. Mendenhall
Notary Public for Oregon
My commission expires: 8/16/92

Martha E. Wolff
HC 30, Box 1451
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS
ROBERT E. & SHERRY J. MILLER
P. O. Box 1071
Burns, OR 97720

GRANTEES NAME AND ADDRESS

After recording return to:
Robert E. & Sherry J. Miller
PO Box 1071
Burns, OR 97720

NAME, ADDRESS, ZIP

Robert E. & Sherry J. Miller
same address

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of Aug., 19 89, at 4:32 o'clock P. M., and recorded in book 289 on page 15488 or as file/reel number 4123.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline M. Mendenhall Deputy

Fee \$8.00