MOUNTAIN TITLE COMPANY

4612 MTC 21979-P

WARRANTY DEED

Vol. M89 Page 16282

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. MILLAR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROLYN L. BURUM as to an undivided ½ interest & JOHN P. MEDARIS, as to an undivided ½ interest, 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:

The South 75 feet of the North 475 feet of Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, oregon, EXCEPTING any portion lying within Bisbee Street and the right of way for the U.S.B.R. C-1 Drain Canal.

Tax Account No. 3909-15AB-500

SUBJECT TO: Existing Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M77, page 15721, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay.

"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 $ 27,700.00.

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 25 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.

Robert D. Millar

Robert D. Millar

STATE OF ~~XXXXXX~~ CALIFORNIA
County of Los Angeles) ss.
August 25, 19 89.

Personally appeared the above named Robert D. Millar and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL
JESSE E HILL
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 29, 1990

(OFFICIAL SEAL) Notary Public for Oregon California
My commission expires:

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:

Robert D. Millar
PO Box 11384
Burbank, CA 91505
GRANTOR'S NAME AND ADDRESS

Carolyn L. Burum & John P. Medaris
PO Box 7454
Klamath Falls OR 97602
GRANTEE'S NAME AND ADDRESS

After recording return to:
Carolyn L. Burum & John P. Medaris
PO Box 7454
Klamath Falls OR 97602
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Carolyn L. Burum & John P. Medaris
PO Box 7454
Klamath Falls OR 97602
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 30th day of Aug., 19 89, at 12:23 o'clock P.M., and recorded in book M89 on page 16282 or as file/reel number 4612, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Nuckander Deputy

Fee $8.00

MOUNTAIN TITLE COMPANY