FORM No. 433-WARRANTY DEED (Individual or Corporate).

5340

OA

WARRANTY DEED

Vol. 1189 Page 1756 KNOW ALL MEN BY THESE PRESENTS, That Jeffery T. Bickford, ...who...took..title...as..Jeffrey..T...Bickford, ...an..estate..in fee simple... hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven A. Miller. and Loretta M. Miller, 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, that 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 3, Block 29, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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 of the above granted premises, free from all encumbrances

See Attached Exhibit "A"

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and that 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 \$ 29,000.00 OHowever, 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⁽⁾, it 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 _24thday of __________, February______, 1989.; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, dufy authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

NAME, ADDRESS, ZIP

Jerery	T. Bickford	•••••
•		

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Bv

TITLE

.. Deputy

STATE OF	OREGON,)	STATE OF OREGON	County of	
County of	of		10 Jan	
			edwho, being duly sworn,	
Permanal	- allance joi 100100	ry	who, being duly sworn,	
Jeffer	lly appeared the above named	bach for himselt and not	t one for the other, did say that the former is the	
** ****** *** ***			socretary of	
ment to be and acknowledged the foregoing instru- ment to be his voluntary act and deed. Before me:		and that the seal attized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be- halt 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		Before me:	instrument to be its voluntary act and deed.	
SEAL)			(OFFICIAL	
	Notary Public for Oregon	Notary Public for Oregon SEAL)		
	My commission expires:	My commission expires:	(If executed by a corporation, offix corporate seal)	
		•	STATE OF OREGON,	
		••••••		
	GRANTOR'S NAME AND ADORESS		County of	
			L certify that the within instru-	
		·······	ment was received for record on the	
GRANTEE'S NAME AND ADDRESS		SPACE RESERVED	at	
		FOR	in book/reel/volume Noon	
Steve	an A. Miller Eldorado	RECORDER'S USE	page	
Klama	Ath Falls Or 97601	*****	Record of Deeds of said county.	
Until a change is requested all text statements shall be sent to the following addi-		<u></u>	Witness my hand and seal of County affixed.	
SAME_	AS RHOUE			

EXHIBIT "A"

•	1. Ta	xes for t	the year 1989-90 are now a lien but not yet payable.
	1. Ta		rour 1909-90 are now a lien but not wat many a
			Sub not yet payable.
	2. Re	gulations	s, including levies, liens and utility assessments of the amath Falls.
	Ci	ty of Kla	amath Falls.
	3. COI	nditions,	, Restrictions as shown on the recorded plat of Hot Springs
	Aut	lition.	one recorded plat of Hot Springs
	4. Agr	Comont	
	Regardi	ng.	including the terms and provisions thereof: Hot Water Well
	Between		
		•••	William N. Deets and Frances M. Deets, husband and wife
	Ahið:		Narrol I and
			Darrel L. Grabenstein and Mary E. Grabenstein, husband and wife
	And:		Roger Rivenes and Data
	And:		Roger Rivenes and Dellane Rivenes, husband and wife Jeffrey T. Bickford
	Recorde	d:	September 29, 1981
	Book:		M-81
	Page:		17299
	Fee No.	:	4935
	5		
	J. Enci	roachment	t Permit Agreement, including the terms and provisions
	Between:	•	and provisions
	And:	•	The City of Klamath Falls
			William N. Deets and Frances W
			Grabenstein and Mary Elizabeth Grabenstein, Roger Rivenes and Dellane Rivenes, Jeffrey T. Bistory
			and Dellane Rivenes, Jeffrey T. Bickford, and Richard L. Zweiner and Dorothy R. Zwiener
	Recorded	1• .	Zweiner and Dorothy R. Zwiener
	Recorded	l :	October 15, 1981
]	Recorded Book: Page:		Zweiner and Dorothy R. Zwiener October 15, 1981 M-81 18064
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