

9621

MTC 22781 Vol. 1789 Page 25198

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH BEAL MILLER JR. aka JOSEPH BEAL MILLER aka SANDY MILLER aka JOE MILLER, JR., hereinafter called the Grantor, for the consideration hereinafter stated to the grantee paid by CATHYRN BARRETT, ^{MORSE} hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs, survivors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in Government Lot 1 of Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence East, along the North line of said Lot 1, 233 feet, more or less, to a point from which a tree bears North 25 feet, more or less and West 10 feet; thence Southerly 660 feet to a fence corner on the South line of said Lot 1; thence West 233 feet to the Southwest corner of said Lot 1; thence North 660 feet to the point of beginning.

To have and to hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

Grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by grantees, 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 \$1.00 and other consideration which is the whole consideration thereof. 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.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of December, 19 89.

Joseph Beal Miller

WARRANTY DEED

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STATE OF OREGON)
) ss.
 County of Klamath)

On this 29 day of Dec., 1989, personally appeared Joseph Beal Miller, Jr, and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
 Notary Public for Oregon
 My Commission expires: 7/13/93

Seller's name and address:

Joseph Beal Miller, Jr.

P.O. Box 374
Chiloquin, Or 97624

After recording return to:

MORSE

Buyer's name and address:

Cathryn Barrett MORSE

HC 30, Box 676
CHILQUIN, OR 97624

Mail tax statements to:

MORSE

STATE OF OREGON)
) ss.
 County of Klamath)

for
 recorder's
 use

I certify that the within instrument was received for record on the 29 day of Dec, 1989, at 2:36 o'clock P.m., and recorded in book/reel/volume No. M 89 on page 25198 or as document/fee/file/instrument/microfilm No. 9621, Record of Deeds of said County.

13.00

	Evelyn Biehn	County Clerk
Name		Title
By	<u>Bernetha A. Letsch</u>	

WARRANTY DEED