

9622

Vol 1789 Page 25200  
MTC 22781

## 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, 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:

Government Lots 3 and 6 of Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon lying Southwesterly of the old Dalles-California Highway aka Modoc Point Highway EXCEPTING THEREFROM that portion conveyed by deed recorded in Deed Volume 140 page 125, Records of Klamath County, Oregon, as follows:

Beginning at the Northwest corner of said Lot 3, which point is also on the West line of the Old Dalles-California Highway right of way; thence South along the West line of said Lot 3, 313 feet; thence due East 163 feet to a point in the West line of said highway right of way; thence in a Northwesterly direction along the West line of said right of way to the point of beginning, all being in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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.

WARRANTY DEED

89 DEC 29 PM 2 36

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IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29 day of December, 1989.

Joseph Beal Miller

STATE OF OREGON )  
 ) ss.  
County of Klamath)

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

Kinda Stelle  
Notary Public for Oregon  
My Commission expires: 7/13/93

Seller's name and address:

Joseph Beal Miller, Jr.

P.O. Box 374  
Chiloquin, Oregon  
97724

After recording return to:

MORSE  
as above

Buyer's name and address:

Cathryn Barrett MORSE

HC 30, Box 676  
CHILOQUIN, OR 97624

Mail tax statements to:

Morse  
as above

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. 889 on page 25200 or as  
document/fee/file/instrument/microfilm No. 9622  
Record of Deeds of said County.  
Evelyn Biehn County Clerk

13.00

Name

Title

By Bernetha J. Letsch

WARRANTY DEED