WARRANTY DEED 18997 MTC 23975 K Vol. <u>m90</u> Page 16510 KNOW ALL MEN BY THESE PRESENTS, That . Frances M. Crowson, Conservatorof The Estate of Kyle Carlson & Carrie Carlson hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John R. Miller , hereinafter-called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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: THAT HELEINDER IN SHE IS SHE SHERE THE SHERE OF I are whooks and 10 2.25 111 SEE ATTACHED LEGAL DESCRIPTION WHICH IS MADE A PART, HEREOF BY THIS REFERENCE. end Aster St. control 201 16 Strat an to MÖÜNTÄIN TITLE COMPANY 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." T (instance) in and it another the sugara big and the sail first and 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 all those of record and those apparent upon the land 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 $\frac{4.000.00}{10}$ SXXXXXXXXXXXXXXXXX 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 <u>13</u> day of <u>August</u>, i , 19 <u>9</u>0 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. Frances . Craupon. Conse STATE OF OREGON, . County of ______ Frances M. Crowson, Conservator Ugust 13 . 19 Personally appeared the above named Frances M. Crowson, Conservator, app and acknowledged the foregoing instrument WER voluntary act and deed to be ___ voluntary act and deed. Before me: STATE OF OREGON, County of _ landy V. Notary Puplic for Oregon The foregoing instrument was acknowledged before me this , 19 My tommission expires: _ , by 10.3.93 president, and by secretary of corporation, on behalf of the corporation. Notary Public for Oregon B ⊃ (I My commission expires: (SEAL) Frances M. Crowson, Conservator 432 East"Cedar STATE OF OREGON, Stayton, OR 97383 County of_ GRANTOR'S NAME AND ADDRESS I certify that the within instrument was John R. Miller & received for record on the P.O. Box 8056 day of . , 19 Klamath Falls, OR 97602 at o'clock M., and recorded GRANTEE'S NAME AND ADDRESS CE RESERVED in book . \angle on page _ or as file/reel number_ SAME AS GRANTEE Record of Deeds of said county. CORDER'S USE Witness my hand and seal of County affixed. NAME, ADDRESS. ZIP Until a change is result all are steamore shall be sent to SAME AS GRANTEE **Recording Officer** By Deputy NAME, ADDRESS, ZIP

CHANNESSING

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EXHIBIT "A" LEGAL DESCRIPTION

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All that portion of Lots 19 and 20 of SUBIDIVISION PLAT OF BLOCK 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of Orchard Avenue, which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of 104 degrees 30' with the Southerly line of Orchard Avenue, 98.3 feet, more or less to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or less to the Southeast corner of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Avenue 6 feet West of the Northeasterly corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Avenue, 38 feet to the point of beginning.

Tax Account No: 3809 033AD 02500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed	for record at reque		untain Title Co		he	16th	dav
of	Aug.	A.D., 19 <u></u>	0_at_3:41_	o'clock M., and duly record	ded in V	olM90	
		of	Deeds	on Page 16510			,
				Evelyn Biehn - County	y Clerk		
FEE	\$33.00			By Qauline Y	null	ndare	