

21972

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Isabel C. O'Callaghan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard M. & Teresa S. Miller, 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:

All that part of Lot 6, Section 34, Township 34 South, Range 7 of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point bearing North 47° 12' West 640 feet and North 30° 30' East 10.2 feet from the intersection of the Westerly line of Lalakes Avenue and the Northerly line of Chocktoot Street, in the Townsite of West Chiloquin; thence North 47° 12' West parallel to and 10 feet distant from the County road 60 feet; thence North 30° 30' East parallel to Lalakes Avenue, 120 feet; thence South 47° 12' East 60 feet; thence South 30° 30' West 120 feet to a point of beginning. Also described as Tract 20 on the Spinks Map.

Klamath County Tax Account #3407-034CA-02600.

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 except all those of record and those 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 \$ 1900.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols (), if 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 29th day of October, 1990; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Isabel C. O'Callaghan
Isabel C. O'Callaghan

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on October 29, 1990,
by Isabel C. O'Callaghan
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

My commission expires

Notary Public for Oregon
[Signature]
June 16, 1991

Isabel C. O'Callaghan
P. O. Box 288
Chiloquin OR 97624
GRANTOR'S NAME AND ADDRESS
Richard M. & Teresa S. Miller
HC 63 Box 560-K
Chiloquin OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as grantee

NAME, ADDRESS, ZIP

When a change is requested all the statements shall be sent to the following address:

Same as grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of Oct., 1990, at 12:28 o'clock P.M., and recorded in book/reel/volume No. M90 on page 21716 or as fee/file/instrument/microfilm/reception No. 21972, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$28.00

By Pauline Mulder Deputy