

KNOW ALL MEN BY THESE PRESENTS, That

Larry A. Rose and Joy J. Rose, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Bonnie L. 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:

N1/2 SE1/4 NE1/4 NE1/4 Section 12, Township 23 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon.

MOUNTAIN 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."

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, 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 \$ 5,100.00.
~~However, the actual consideration consists of the sum of \$5,100.00 plus the sum of \$1,000.00 for the purchase of the Klamath County Assessor's Office, which is the full and complete consideration for this transfer, and the sum of \$1,000.00 for the purchase of the Klamath County Assessor's Office, which is the full and complete consideration for this transfer.~~
See ORS 91.019

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 17 day of January, 19 91;
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.

STATE OF OREGON,)
County of Linn) ss.
January 17, 19 91

Larry A. Rose
Larry A. Rose
Joy J. Rose
Joy J. Rose

Personally appeared the above named
Larry A. Rose
Joy J. Rose

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Vici Runninghawk
Notary Public for Oregon
My commission expires: 6-19-93

STATE OF OREGON, County of Linn) ss.
The foregoing instrument was acknowledged before me this
JAN 17, 19 91, by
_____, president, and by
_____, secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

Vici Runninghawk
VICI RUNNINGHAWK
NOTARY PUBLIC - OREGON
My Commission Expires 6-19-93

Larry A. Rose & Joy J. Rose
1610 Bonny SW
Albany, OR 97321

GRANTOR'S NAME AND ADDRESS

Bonnie L. Miller
P.O. Box 357
Mountain Ranch, CA 95246

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was
received for record on the 4th
day of Feb., 19 91,
at 3:17 o'clock PM., and recorded
in book M91 on page 2162 or as
file/reel number 25506,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Douglas Mullen Deputy