

29776

IC 425218-NM

WARRANTY DEED

Vol. m91 Page 9793

KNOW ALL MEN BY THESE PRESENTS, That DONALD G. PAGE and YVONNE F. PAGE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY GEORGE MUELLER and PAMELA JOY RANDALL, or the survivor thereof, 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:

Parcel 3 of Map of Minor Partition 16-85 filed April 29, 1986 in the office of the County Clerk of Klamath County, Oregon, which is situated in the E1/2 E1/2 of Section 21, Township 40 South, Range 11 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 those of record and those apparent upon the land, if any, as 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 \$ 34,500.00

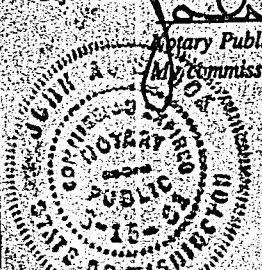
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 15 day of May, 1991; 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.

Donald G. Page DONALD G. PAGE Yvonne F. Page YVONNE F. PAGE

STATE OF WASHINGTON) County of KITSAP) ss. MAY 15, 1991

Personally appeared the above named DONALD G. PAGE YVONNE F. PAGE

and acknowledged the foregoing instrument to be voluntary act and deed. Before me: [Signature]



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

a corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL)

DONALD G. PAGE and YVONNE F. PAGE 2547 LINCOLN HILL, NE POULSBORO, WA 98370

TIMOTHY GEORGE MUELLER and PAMELA JOY RANDALL P. O. Box 825 Klamath Falls, OR 97601

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STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 23rd day of May, 1991, at 2:55 o'clock P.M., and recorded in book M91 on page 9793 or as file/reel number 29776, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Pauline Mueller, Deputy

Fee \$28.00