

32225

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BRIAN J. MILLS AND KATHRYNE L. MILLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. LANE, 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:

LOT 18, BLOCK 34, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. RESERVATIONS AND RESTRICTIONS AS CONTAINED IN PLAT DEDICATIONS, TO WIT: "SAID PLAT BEING SUBJECT TO A 16' FT. EASEMENT CENTERED ON THE BACK AND SIDE LINES OF ALL LOTS FOR FUTURE UTILITIES AND TO ALL EASEMENTS AND RESERVATIONS OF RECORD."

(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

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 \$ 2,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^⓪ (The sentence between the symbols ^⓪, 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.

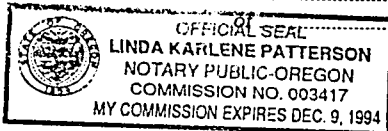
In Witness Whereof, the grantor has executed this instrument this 22 day of July, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Brian J. Mills
Kathryne L. Mills

STATE OF OREGON, County of KLAMATH) ss.This instrument was acknowledged before me on July 22, 1991, by Brian J. MillsThis instrument was acknowledged before me on July 22, 1991, by Kathryne L. Mills

as



Linda Karlene Patterson
 Notary Public for Oregon
 My commission expires Dec 9, 1994

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <u>JAMES F. LANE</u> <u>3728 RILEY RD.</u> <u>JOHNS TOWN, OHIO 43031</u> NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address. <u>SAME</u> NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of July, 1991, at 2:41 o'clock P.M., and recorded in book/reel/volume NO 91 on page 14231 or as fee/file/instrument/microfilm/reception No. 32225, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By DeeLene M. Nielsen Deputy

Fee \$28.00

ck
 25.00