

53575

Volume 2 Page 26370

KNOW ALL MEN BY THESE PRESENTS. That

JOHN R. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARK C. BRADSHAW

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:

Lot 17 in Block 302 of DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Real Property Taxes for the 1992-1993 fiscal year, a lien now due and payable with a balance due of \$359.73, plus interest if any. Key #615579 The above named Grantee hereby agrees to assume and pay the herein described 92-93 real property taxes.

"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 \$ 28,000.00

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 5th day of November, 19 92; 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 Klamath) ss.
November 5, 19 92.

Personally appeared the above named JOHN R. MILLER

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

Before me: Pamela J. Spencer
Notary Public for Oregon
My commission expires: 8/16/96



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 _____ (SEAL)
My commission expires: _____

JOHN R. MILLER
PO BOX 8056
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

MARK C. BRADSHAW
170 SOUTHSORE LANE
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
MARK C. BRADSHAW
170 SOUTHSORE LANE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

MARK C. BRADSHAW
170 SOUTHSORE LANE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of Nov., 19 92, at 9:14 o'clock A M., and recorded in book M92 on page 26370 or as file/reel number 53575, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Doreen Neukirch Deputy

Fee \$30.00