

WARRANTY DEED

MTC 30474-HF

KNOW ALL MEN BY THESE PRESENTS, That

JOHN R. MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS R. KONKOLEWSKI and JOLENE KONKOLEWSKI, husband and wife, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCED

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 \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the 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 23 day of JULY, 19 93; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of KLAMATHJULY 23, 19 93 ss.

Personally appeared the above named JOHN R. MILLER

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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

2436 ORCHARD AVENUE

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

THOMAS R. KONKOLEWSKI and JOLENE KONKOLEWSKI

2525 EBERLEIN AVE

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: THOMAS R. KONKOLEWSKI and JOLENE KONKOLEWSKI

2525 EBERLEIN AVE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address:

THOMAS R. KONKOLEWSKI and JOLENE KONKOLEWSKI

2525 EBERLEIN AVE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, and 7 in Block 23 of OPPORTUNITY 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, lying Southwesterly of The Dalles-California Highway. Also, those portions of vacated 4th Street, F Street and the vacated alley running through said Block 23 which are appurtenant to said lots, vacated by Order recorded May 4, 1948 in Volume 18, page 299, County Commissioners Journal.

SAVING AND EXCEPTING THEREFROM that portion of the above described property taken by the State of Oregon, represented and acting by and through its State Highway Commission, by decree entered January 15, 1963, Case No. 61-166L, for West Side By-Pass, AND EXCEPTING THEREFROM that portion conveyed to the State of Oregon by deeds recorded in Volume 237, page 545, and Volume 238, Page 1.

SUBJECT TO: City Lien in favor of the City of Klamath Falls; Improvement Unit: 52 Card: 114 Docketed: May 23, 1990 Original Amount: \$1273.87 Unpaid Balance: \$1216.89 Affects: Sewer THE GRANTEE HEREIN AGREES TO ASSUME AND TO PAY THIS OBLIGATION IN FULL.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day
of July A.D., 19 93 at 9:43 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 18574.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mullender