

MTC# 30901

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary L. Miller and Rochelle M. Giuseffi

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Robert Hummel, a single man, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

## 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 of the date of this deed,

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 \$ **54,000.00**

[illegible]

*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 9 day of September, 19 93 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~~ Colorado )  
County of Arapahoe ) ss.  
September, 9, 1993

Personally appeared the above named  
Gary L Miller and ~~Rebecca S. Graseffi~~

X Gary L. Miller  
Gary L. Miller

X Rochelle M. Giuseffi  
Rochelle M. Giuseffi

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

*Before me:*

Notary Public for ~~Georgia~~ Colorado  
My commission expires:

*My commission expires:*

My commission expires: 5-31-94

8600 E. Arapahoe Road

Englewood, CO 80112

STATE OF OREGON, County of \_\_\_\_\_ 155

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)

Gary L. Miller and Rochelle M. Gluseff  
7922 S. Xenia Ct.  
Englewood, Colorado 80112

### GRANTOR'S NAME AND ADDRESS

David Robert Hummel  
4667 Thompson Avenue  
Klamath Falls, OR 97603

GRANTEES NAME AND ADDRESS

After recording return to  
Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME ADDRESS ZIP

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

Klamath First Federal  
P. O. B ox 5270  
Klamath Falls, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON.

55

~~I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ 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.~~

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

## LEGAL DESCRIPTION

Lots 35 and 36 in Block 11 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

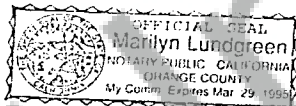
TOGETHER WITH a portion of the alley located in Block 11 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 36, Block 11 of ST. FRANCIS PARK; thence Northerly along the East line of Lot 36 125 feet; thence East parallel to the North right of way line of Thompson Street 20 feet to the Northwest corner of Lot 41 of said Block 11; thence Southerly along the West line of Lots 41, 40, 39, 38 and 37 125 feet to the Southwest corner of Lot 37 of said Block 11; thence West along the North right of way line of Thompson Street 20 feet to the point of beginning.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of ORANGEOn Sept. 10, 1993 before me, MARILYN LUNDGREEN NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER, E.G., JANE DOE, NOTARY PUBLICpersonally appeared ROCHELLE M. GIUSEFFI GIUSEFFI  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Marilyn Lundgreen*  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S):  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES): \_\_\_\_\_

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT WARRANTY DEEDNUMBER OF PAGES ONE DATE OF DOCUMENT SEPT. 8, 1993SIGNER(S) OTHER THAN NAMED ABOVE GARY L. MILLER

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day  
of Sept. A.D. 19 93 at 11:49 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 23769.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dan Lundgreen