

72235

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bill W. Middlebrooks and Tracey R. Middlebrooks, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Miller and Teri Miller, husband and wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 9, Block 52, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except all those of record and those apparent to the land as of the date of this deed.

grantor will warrant and forever defend the 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 \$ 1428.57.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of August, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

Bill W. Middlebrooks

Tracey R. Middlebrooks
Tracey R. Middlebrooks

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, 19____,

by _____ August 30, 1993,

by Bill W. Middlebrooks and Tracey R. Middlebrooks

as husband and wife

of Klamath County, Oregon



Catherine Haga
Notary Public for Oregon
My commission expires May 6, 1996

Bill and Tracey Middlebrooks
P.O. Box 95
Merrill, OR 97633

Grantor's Name and Address
John and Teri Miller
2436 N. Vagedes
Fresno, CA 93705

Grantee's Name and Address
After recording return to (Name, Address, Zip):
John and Teri Miller
2436 N. Vagedes
Fresno, CA 93705

Until requested otherwise send all tax statements to (Name, Address, Zip):
John and Teri Miller
2436 N. Vagedes
Fresno, CA 93705

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 31st day of Dec., 1993, at 9:33 o'clock A.M., and recorded in book/reel/volume No. 193 on page 32115 and/or as fee/file/instrument/microfilm/reception No 72235, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Biehn Deputy.

fee \$30.00