

78047

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT ERIC H. SPLESS AND MENOUEE DODDS, DBA M&E ENTERPRISES OF GALT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MITCHELL D. MILLER AND IRENE B. MILLER

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 thereto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 107, BLOCK 3, TRACT NO. 1096, AMERICANA, IN THE COUNTY OF KLAMATH, SUITABLE OF OREGON, CODE 218, MAP 6809, 4D-2900

(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

and that 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 \$97,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 20 day of March, 1994; 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.

Eric H. Spless
Menoee Dodds

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on March 18, 1994
by Eric H. Spless and Menoee Dodds
This instrument was acknowledged before me on _____, 19____
by _____
as _____
of _____



Terry Parker
Notary Public for Oregon
CALIFORNIA

Grantor's Name and Address:
Eric H. Spless, M&E Ent. of Galt
620 Myrtle St
Galt, Calif. 95632
Grantor's Name and Address:
Mitchell & Irene Miller
3055 Madison St
Klamath Falls, Oregon
Mailing Address:
Mitchell & Irene Miller
3055 Madison St
Klamath Falls, Oregon

STATE OF OREGON,
County of Klamath
I certify that the within instrument
was received for record on the 25th day
of March, 1994, at
1:29 o'clock P.M., and recorded in
book and volume No. 1994 on page
8881 and/or as rep/lec/instan
great/microfilm/reception No. 1216
Record of Deeds of said County.
Witness my hand and seal in
County affixed.
Evelyn Biehn, County Clerk
D. Wallace Miller, Deputy

Fee \$30.00