

78047

WARRANTY DEED

Vol. 1994 Page 8881

KNOW ALL MEN BY THESE PRESENTS, THAT

ERIC H. SPLESS AND MERODEE DODDS, DEFA M&E ENTERPRISES OF GALT

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

MITCHEL 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 thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 10, BLOCK 3, TRACT NO. 1096, AMERICANA, IN THE COUNTY OF KLAMATH, STATE 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 $\odot$, 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath

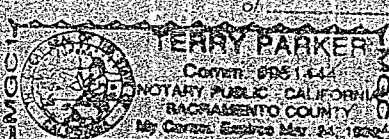
This instrument was acknowledged before me on March 18, 1994

by Eric H. Spless and Merodee Dodds

This instrument was acknowledged before me on March 18, 1994

by Mitchell D. Miller and Irene B. Miller

of Klamath Falls, Oregon



Notary Public for Oregon
California

Eric H. Spless M&E Enterprises of Galt
620 Myrtle St.
Galt, Calif. 95632

Mitchell & Irene Miller
3055 Madison St.
Klamath Falls, Oregon

After recording return to (Name, Address, Zip)
Mitchell & Irene Miller
3055 Madison St.
Klamath Falls, Oregon

Until requested otherwise send all correspondence to (Name, Address, Zip)
Eric H. Spless
620 Myrtle St.
Galt, Calif. 95632

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 1994/volume No. 1994 on page 8881

and/or as required by the grant/microfilm/reception No. 1994. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Erlynn Biehn, County Clerk
NAME TITLE
Deputy

Fee \$30.00