

79719

C4-26-94A10:35 RCW

MOUNTAIN TITLE COMPANY

Vol 94 Page 12433

WARRANTY DEED

MTC 32513-MK

KNOW ALL MEN BY THESE PRESENTS, That

EDNA BELLE MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. HELMS and JOANI A. HELMS, 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:

Lot 10 in Block 24 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.

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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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

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 \$ 24,900.00

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 26 day of April, 1994; 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,

County of KlamathApril 26, 1994 ss.

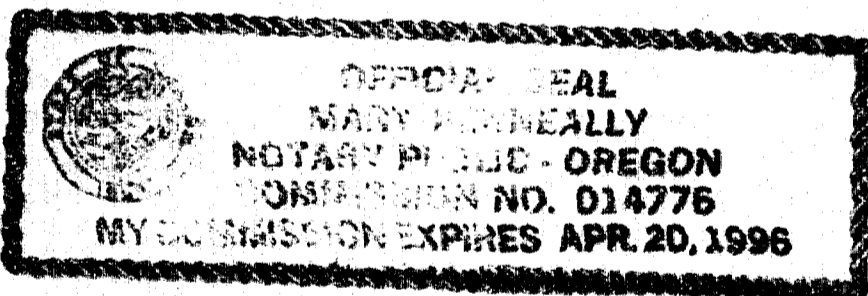
Personally appeared the above named
EDNA BELLE MILLER by her attorney
in fact Joan S. Galloway

Edna Belle Miller by her
EDNA BELLE MILLER
attorney in fact Joan S. Galloway

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

Before me:

Mary Kinnally
Notary Public for Oregon
My commission expires: 4/20/96



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 _____

My commission expires: _____

(SEAL)

EDNA BELLE MILLER

339 MCKINLEY

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

JOHN R. HELMS and JOANI A. HELMS

10901 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN R. HELMS and JOANI A. HELMS

10901 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

JOHN R. HELMS and JOANI A. HELMS

10901 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of April, 1994, at 10:35 o'clock A. M., and recorded in book M94 on page 12433 or as file/reel number 79719

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mulender Recording Officer Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY