

MTC WARRANTY DEED

Vol 1194 Page 16518

KNOW ALL MEN BY THESE PRESENTS, That MILIVOJE MILOJKOVICH and NANCY M. MILOJKOVICH hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE W. RUSSELL and LINDA A. RUSSELL, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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 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 \$ 225,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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.

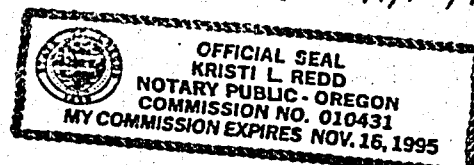
In Witness Whereof, the grantor has executed this instrument this 16th day of May, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ss.  
May 18, 19 94.

Personally appeared the above named MILIVOJE MILOJKOVICH  
NANCY M. MILOJKOVICH

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

Before me: Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95



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)

MILIVOJE MILOJKOVICH and NANCY M. MILOJKOVICH

3706 7th COURT S  
SALEM OR 97302

GRANTOR'S NAME AND ADDRESS  
GEORGE W. RUSSELL and LINDA A. RUSSELL  
PO BOX 437  
FORT KLAMATH OR 97626

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
GEORGE W. RUSSELL and LINDA A. RUSSELL  
PO BOX 437  
FORT KLAMATH OR 97626

NAME, ADDRESS, ZIP  
GEORGE W. RUSSELL and LINDA A. RUSSELL  
PO BOX 437  
FORT KLAMATH OR 97626

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ 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



EXHIBIT "A"  
LEGAL DESCRIPTION

All of Blocks 2 and 3 of HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH vacated Pine Street lying between said Blocks, also the N1/2 of vacated Fifth Street lying between the East line of Hessig Street and the center line of vacated Short Street, also the W1/2 of vacated Short Street abutting said Block 2.

EXCEPTING THEREFROM that portion of Blocks 2 and 3, vacated Pine Street and W1/2 of vacated Short Street lying within the boundaries of the Crater Lake Highway.

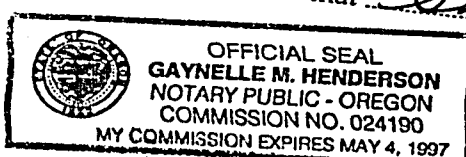
ALSO EXCEPTING THEREFROM a parcel of land in the Hessig Addition to Fort Klamath located in the Northwest one-quarter of Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Hessig Street 165.34 feet South 00 degrees 01' 23" West from the original Northwest corner of Block 3, Hessig Addition to Fort Klamath; running thence East 143.50 feet; thence South 00 degrees 01' 23" West 50.00 feet; thence East 78.50 feet; thence South 00 degrees 01' 23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line, North 00 degrees 01' 23" East 80.00 feet to the point of beginning.

STATE OF OREGON,

County of Marion } ss.

BE IT REMEMBERED, That on this 16th day of May, 1994, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named NANCY M. MILOKOVICH known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Gaynelle M. Henderson  
My commission expires 5-4-97 Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of May A.D., 19 94 at 11:00 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 16518  
FEE \$35.00  
By Evelyn Biehn County Clerk  
Dorlene Mullens