



KLAMATH COUNTY TITLE COMPANY

K-46429

STATUTORY WARRANTY DEED

(Individual or Corporation)

THE MILLER FAMILY TRUST ACCOUNT, PETRICE SCHUTTLER MILLER OR EDWARD
H. MILLER, CO-TRUSTEES

conveys and warrants to T & D PROPERTIES, INC., AN OREGON CORPORATION, Grantor,

the following described real property in the County of KLAMATH and State of Oregon. Grantee,

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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

The true consideration for this conveyance is \$ 87,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 9th day of May 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

PETRICE SCHUTTLER MILLER

EDWARD H. MILLER

STATE OF ~~OREGON~~ ^{Arizona}, County of Maricopa)ss.
The foregoing instrument was acknowledged before me
this 9 day of May 19 94
by Petrice Schuttler Miller
Edward H. Miller

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Rosie Kane
Notary Public for Oregon ^{Arizona}
My commission expires: Nov. 30, 1995

Notary Public for Oregon
My commission expires: _____

After recording return to:

THIS SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

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

T & D Properties, Inc.
P.O. Box 5171
Klamath Falls, Oregon 97601

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land in Lot 3, "Plat of Junction Acres", situated in the NW¼NE¼ of Section 7, T. 39 S. R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Vale Road, from which the E 1/16 corner on the North line of said Section 7 bears N. 02°11'51" E. 853.25 feet; thence N. 57°00'00" W. 198.86 feet; thence along the arc of a curve to the right (radius equals 700.00 feet and central angle equals 13°49'00") 168.80 feet; thence S. 89°54'00" W. 610.96 feet to a point on the West line of said Lot 3; thence S. 00°01'00" E. 263.00 feet to the Southwest corner of said Lot 3; thence N. 89°54'00" E. along the South line of said Lot 3, 906.69 feet to the Westerly right of way line of said Vale Road; thence N. 00°10'47" E. 46.13 feet to the point of beginning.

A parcel of land in Lot 3, "Plat of Junction Acres", situated in the NW¼NE¼ of Section 7, T. 39 S. R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 2 of Major Land Partition No. 6-89, from which the E 1/16 corner on the North line of said Section 7 bears N. 27°19'08" E. 716.15 feet; thence S. 89°54'00" W., along the North line of said Parcel 2, 610.96 feet to a point on the West line of said Lot 3; thence N. 00°01'00" W. 200.00 feet to the Northwest corner of said Lot 3; thence N. 89°54'00" E. along the North line of said Lot 3, 472.27 feet to the Northwest corner of Parcel 1 of said Major Land Partition; thence S. 31°10'00" E. 96.99 feet; thence along the arc of a curve to the left (Radius Equals 700.00 feet and Central Angle equals 12°01'00") 146.81 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 14th day of June A.D., 19 94 at 9:41 o'clock A.M., and duly recorded in Vol. M94, of Deeds on Page 18566.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall