

MTC 33273-HF

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JAMES J. LEWIS and CHRISTINE L. LEWIS
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RAYMOND M. MILLER and ROBIN R. CGRAGGEN, with the rights of survivorship 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:

Parcel 2 of Land Partition (Partition Plat) 17-94 being a portion of Lot
36 in ELMWOOD PARK, according to the official plat thereof on file in the
office of the 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."

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 and that 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 \$ 5,000.00

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 11 day of July, 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.
July 11, 19 94.

Personally appeared the above named

JAMES J. LEWIS

CHRISTINE L. LEWIS

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

Before me:

Notary Public for Oregon

My commission expires:



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)

JAMES J. LEWIS and CHRISTINE L. LEWIS

511 Summers Lane
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

RAYMOND M. MILLER and ROBIN R. CGRAGGEN

5105 SUMMERS LANE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

RAYMOND M. MILLER and ROBIN R. CGRAGGEN

5105 SUMMERS LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Use a change in requested all statements shall be sent to the following address.

RAYMOND M. MILLER and ROBIN R. CGRAGGEN

5105 SUMMERS LANE

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 20th
day of July, 19 94,
at 10:26 o'clock A M., and recorded
in book M94 on page 22194 or as
file/reel number 84527,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Nielsen Deputy

fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY