92490 12-16-94A09:26 RCVD MOUNTAIN TITLE COMPANY

MTC 34416-MK Vol M94 Page 37861

WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS, That* GENE E. MILLER, JR.

*hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* SCOTT V. SERGI

*the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, hereinafter called 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 65, LEWIS TRACTS, 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 $* 33,500.00 .

*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* 15 *day of* December, 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.*
December 15, 19 94.

*Personally appeared the above named* GENE E. MILLER, JR.

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

*Before me:* Mary Kenneally
*Notary Public for Oregon*
*My commission expires:*

OFFICIAL SEAL
MARY KENNEALLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 014776
MY COMMISSION EXPIRES APR. 20, 1996

Gene E. Miller Jr.
GENE E. MILLER, JR.

*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)*

GENE E. MILLER, JR.
5581 BARTLETT AVE.
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

SCOTT V. SERGI
4605 SHASTA WAY
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SCOTT V. SERGI
4605 SHASTA WAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SCOTT V. SERGI
4605 SHASTA WAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,*
*County of* Klamath *ss.*
*I certify that the within instrument was received for record on the* 16th *day of* Dec, *19* 94, *at* 9:26 *o'clock* A *M., and recorded in book* M94 *on page* 37861 *or as file/reel number* 92490, *Record of Deeds of said county.*
*Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
*Recording Officer*
*By* Pauline Mullendore *Deputy*

Fee $30.00

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Unofficial Copy