

93668

MOUNTAIN TITLE COMPANY

93854

01-17-95P03:31 RCVD

FNIC 34338mk

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That
CLAUDETTE R. MILLER WHO ACQUIRED TITLE AS

CLAUDETTE R. BARKLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LESTLEY JACKSON JR. and DIANNE LYNN JACKSON, husband and wife
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 therunto belonging or appertaining,
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 12, Block 5 of CHILOQUIN DRIVE ADDITION, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Subject to: Trust Deed dated March 1, 1990 and recorded April 20, 1990 in Volume M90,
page 7327 Microfilm Records of Klamath County, Oregon wherein the beneficiary is Rodney
E. Pfeiffer and Barbara J. Pfeiffer. The above grantee will not assume or agree to pay
the balance owed on the Trust Deed.

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

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 \$ 14,000.00

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 12 day of January, 19 95;
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. January 16 19 95

CLAUDETTE R. MILLER

Personally appeared the above named
CLAUDETTE R. MILLER

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

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



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
19 95, by
president, and by
secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

CLAUDETTE R. MILLER
P.O. BOX 230
CHILOQUIN, OR 97624
GRANTOR'S NAME AND ADDRESS
LESTLEY JACKSON JR. and DIANNE LYNN JACKSON
P.O. BOX 31
CHILOQUIN, OR 97624-0031
STATE OF OREGON, ss.
County of Klamath

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 17th
day of Jan, 19 95,
at 3:31 o'clock P. M., and recorded
in book M95 on page 1092 or as
file/reel number 93668.
Record of Deeds of said County
Witness my hand and seal of Office
affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

KSON

KSON

FEE: \$30.00

Filed for record at request of:

Mountain Title Co
on this 23rd day of Jan. A.D. 19 95
at 10:04 o'clock AM. and duly recorded
in Vol. M95 of Deeds Page 1489
Bernetha G. Letsch County Clerk
By Pauline Mullender Deputy.

Fee, \$5.00

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