

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05042770

AFTER RECORDING RETURN TO:
ROBERT D. DECKER & DIONNE MCREYNOLDS
1514 ETNA STREET
KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

RAYMOND C. MILLER, hereinafter called GRANTOR(S), convey(s) to ROBERT D. DECKER AND DIONNE MC REYNOLDS, not as tenants in common but with the right of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

All that portion of Lot 13, EMPIRE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of Garden Tracts; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said Empire Tracts; thence West along the South line of Lots 10 and 9 of Empire Tracts, 142 feet; thence South along the West line of said Lot 13, Empire Tract 129.3 feet to the place of beginning.

CODE 41 MAP 3809-35CC TAX LOT 4300

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"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 30.390"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$44,400.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of February, 1995.

RAYMOND C. MILLER

STATE OF OREGON, County of Klamath)ss.

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC. 19. 1996

0n	February 6,	1995	personally	appeared t	the above	named
RAYMOND	C. MILLER	and ackr	nowledged th	he foregoin	instrum	ent to
be thei	r voluntary	act and	l deed.	· .	•	
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Before	me:	Davide	whens	1000	
Notary	Public	for Oregon	~		
My Com	mission	Expires:	12-19-96 [\]		······································

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