

NL
4182

K-48069

WARRANTY DEED

475801 1795 Page 21034



KNOW ALL MEN BY THESE PRESENTS, That Marion P. Frint, individually and as surviving spouse of Doris M. Frint, deceased hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce L. Miles and Shirley J. Miles, husband and wife, tenants by the entirety hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

(see attached legal description)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ 6,461.50

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of July, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Coos

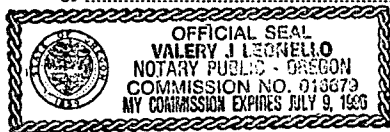
This instrument was acknowledged before me on July 19, 1995, by Marion P. Frint

This instrument was acknowledged before me on , 19 ,

by

as

of



Notary Public for Oregon

My commission expires 07-09-96

Marion P. Frint

328 Cleveland Street

Coos Bay, OR 97420

Grantor's Name and Address

Bruce L. Miles and Shirley J. Miles

875 Cedar

Roseburg, OR 97470

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bruce L. and Shirley J. Miles

875 Cedar

Roseburg, OR 97470

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy.

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 E.W.M., more particularly described as follows: Beginning at a point 422 feet South of the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20 on the Easterly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20; thence South along the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20 a distance of 183.5 feet; thence Westerly and parallel with the North line of Section 20 to the Easterly right of way line of the Dalles-California Highway; thence Northeasterly along the Easterly right of way line of the Dalles-California Highway to a point due West of the point of beginning; thence Easterly and parallel with the North line of Section 20 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 8th day
of August A.D., 19 95 at 3:38 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 21034.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller