



K-49457-D

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

CHRISTOPHER J. MILLER AND JENNIFER B. MILLER

 conveys and warrants to R. CHARLES HALVORSEN AND GWEN KAY HALVORSEN, husband and wife Grantor.

 the following described real property in the County of Klamath and State of Oregon. Grantee.

A tract of land situated in Parcel 1 of "Final Partition 68-92", said Parcel 1 being in Lot 2, Block 2 of TRACT 1080, WASHBURN PARK, and being in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 4, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 3, Block 2 of said "TRACT 1080, WASHBURN PARK", said Point being on the North line of Parcel 2 of said "Final Partition 68-92"; thence N. 00°03'30" E. along the line common to said Lots 2 and 3 of "TRACT 1080, WASHBURN PARK", 124.00 feet; thence N. 89°56'30" W. 118.04 feet; thence S. 00°03'30" W. 124.00 feet to the Northwest corner of said Parcel 2, thence S. 89°56'30" E. 118.04 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 15,840.81 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 16th day of July 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

CHRISTOPHER J. MILLER

JENNIFER B. MILLER

STATE OF OREGON, County of Deschutes ss.

The foregoing instrument was acknowledged before me this 30 day of July 19 96  
 by Christopher J. Miller and  
Jennifer B. Miller

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

 Notary Public for Oregon  
 My commission expires:


After recording return to:

R. Charles & Gwen Kay Halvorsen  
 3942 LaMarada Way  
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Listed Above

NAME, ADDRESS, ZIP

 Not  
 My  
 T  
 STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Klamath County Title

on this 1st day of August A.D. 19 96  
 at 3:19 o'clock P.M. and duly recorded  
 in Vol. M96 of Deeds Page 23390

Bernetha G Letsch, County Clerk

By

Deputy.

Fee, \$30.00