

66050

## WARRANTY DEED

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ARTHUR W. MERKL aka A.W. MERKL and JOYCE E. MERKL, AS TENANTS BY THE ENTIRETY, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JAMES C. MILLER and ELEANOR M. MILLER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

THE E1/2 OF LOT 9 OF LAKESHORE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 956 KINGS CANYON DRIVE ELDORADO HILLS CA 95762

Dated this 1 day of SEPTEMBER, 19 98

Arthur W. Merkl  
ARTHUR W. MERKL

Joyce E. Merkl  
JOYCE E. MERKL

STATE OF MICHIGAN

COUNTY OF WAYNE

SS. SEPTEMBER 1 19 98

Personally appeared the above named ARTHUR W. MERKL AND

JOYCE E. MERKL

and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:

Debra L. Lock  
Notary Public for  
My commission expires \_\_\_\_\_

DEBRA L. LOCK

Notary Public, Wayne County, MI  
My Commission Expires Oct. 22, 1999

(seal)

ESCROW NO. MT45683-MS

Return to:

JAMES C. MILLER

956 KINGS CANYON DRIVE

ELDORADO HILLS CA 95762

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle

on this 10th day of September A.D. 1998  
at 11:23 o'clock A M and duly recorded  
in Vol. M98 of Deeds Page 33341

Bernetha G. Letsch, County Clerk

By Debra L. Lock

Fee, \$30.00

Deputy

