



## WARRANTY DEED

ESCROW NO. 03041746  
AFTER RECORDING RETURN TO:  
VERNON E. SCHROEDER  
MARJORIE L. SCHROEDER

*24236 S. Molalla Ave*  
*Oregon City, OR 97045*

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

MURRAY MILLER AND MARY MILLER, hereinafter called GRANTOR(S),  
convey(s) to VERNON E. SCHROEDER AND MARJORIE L. SCHROEDER,  
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN AS THOUGH FULLY SET FORTH HEREIN.

"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  
\$55,000.00.

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 16th day of MAY, 1994.

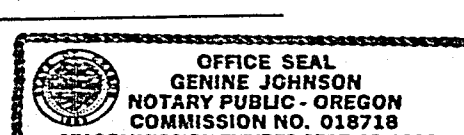
*Murray Miller*  
MURRAY MILLER

*Mary Miller*  
MARY MILLER

STATE OF OREGON            )  
  ) ss.  
County of KLAMATH        )

The foregoing instrument was acknowledged before me this 16th  
day of MAY, 1994, by MURRY MILLER AND MARY MILLER.

Before me: *Genine Johnson*  
Notary Public for OREGON  
Commission No. 018718  
My Commission Expires: 9/28/96



## EXHIBIT "A"

## PARCEL 1:

Lot 3, Block 74, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## PARCEL 2:

Lots 10 and 11, Block 74, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## PARCEL 3:

The South 5 feet of Lot 1, Block 74, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BD TL 4300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day  
of May A.D., 19 94 at 11:19 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 15339.

Evelyn Biehn . County Clerk

By Doreen M. Miller

FEE \$35.00