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01-06-95P03:35 RCV

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Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Aspen Title #0114,1536

AFTER RECORDING RETURN TO:
LINDSEY MILLER

4501 Bristol

Klamath Falls, Oregon 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVETERRELL SCOTT OSTRANDER and TERESA LEE OSTRANDER, husband and
wife, hereinafter called GRANTOR(S), convey(s) to LINDSEY MILLER
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 12, Block 4, FIRST ADDITION TO BUREKER PLACE, in the County
of Klamath, State of Oregon.

Code 41, Map 3909-1118, Tax Lot 6300

"THIS INSTRUMENT WILL NOT ALL IN 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 IN 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, contracts and/or
liens for irrigation and/or drainage, and Trust Deed including the
terms and provisions thereof, recorded July 8, 1974, in M74, page 8295
in favor of Klamath First Federal Savings and Loan Association, which
Trust Deed Grantee herein AGREES to assume and pay according to the
terms and provisions contained herein.
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
\$77,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
his 29th day of December, 1994.

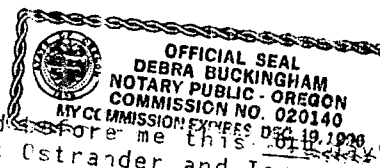
Terrell Scott Ostrander
TERRELL SCOTT OSTRANDER

Teresa Lee Ostrander
TERESA LEE OSTRANDER

STATE OF OREGON, County of Klamath, ss.

The foregoing instrument was acknowledged before me this 29th day of
January, 1995, by Terrell Scott Ostrander and Teresa
Lee Ostrander.

Before me *Debra Buckingham*
Notary Public for Oregon
My Commission Expires: 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title Co.
of Jan A.D. 19 95 at 3:30 o'clock P.M., and duly recorded in Vol. M95
of Deed on Page 457

FEE \$30.00

Bernetha C. Letsch - County Clerk
By *Debra Buckingham*