



WARRANTY DEED

ASPEN TITLE #05043557

AFTER RECORDING RETURN TO:
RONALD C. & ERICA M. ABEL
932 ELDORADO AVE.
KLAMATH FALLS, OREGON 97601

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

STEVEN A. MILLER AND LORETTA M. MILLER hereinafter called
GRANTOR(S), convey(s) to RONALD C. ABEL AND ERICA M. ABEL,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 3, Block 29, HOT SPRINGS ADDITION, to the City of Klamath
Falls, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TAX LOT 11000

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those covenants,
conditions, restrictions, Reservations, rights, rights of way
and easements of record. 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
\$ 19,000.00.

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 22ND DAY OF AUGUST, 1995.

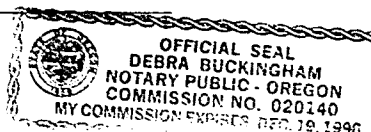
Steven A. Miller
STEVEN A. MILLER

Loretta M. Miller
LORETTA M. MILLER

STATE OF OREGON, County of Klamath) ss.AUGUST 24th, 1995

Personally appeared the above named STEVEN A. MILLER AND LORETTA
M. MILLER and acknowledged the foregoing instrument to be HER
voluntary act and deed.

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 & Escrow the 28th day
of Aug A.D., 19 95 at 11:18 o'clock A M., and duly recorded in Vol. 1995
of Deeds on Page 23144

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Spittle

08-28-95A11:15 RCVD