

96-01-22P03:56 RCVD

MC36045MS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Tom Murray, Trustee of the Matthew Murray Trust Dated September 12, 1995, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Jeffrey L. Miller, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 5 and 6 in Block 4 of BUTLER ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3307-V22BB-00700 - Code No. 008 - Key No. 75625

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 16th day of December, 1995.

January, 1996

Tom Murray, Trustee
Tom Murray, Trustee of the Matthew Murray Trust Dated September 12, 1995

STATE OF UTAH)

) SS

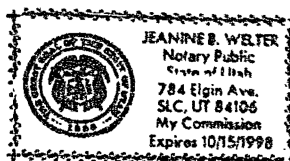
County of Utah) January 96

On this 16th day of December, 1995, before me, a Notary Public in and for said County and State, personally appeared Tom Murray, of the State of Utah, County of Utah, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

Jeanine B. Welter
Notary Public for
My Commission Expires:

After recording, return & mail tax statements to:

Jeffrey L. Miller
17 Arboretum Drive
Davis, CA 95616



0881

1881

EXCISE 1881-1882-1883-1884-1885

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of Jan A.D. 1996 at 3:56 o'clock p M., and duly recorded in Vol. M96,
of Deeds on Page 1880.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Spelle Muley

