

96 MAR 18 P3:36



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044381

AFTER RECORDING RETURN TO:
Mr. and Mrs. Rodney D. Miller
1920 Auburn
Klamath Falls, OR 97601

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

LAURA M. REED, hereinafter called GRANTOR(S), convey(s) to
RODNEY D. MILLER and KELLY A. MILLER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

THE W 1/2 OF LOT 14, BLOCK 2, BRYANT TRACTS NO. 2, IN THE
COUNTY OF KLAMATH, STATE OF OREGON.

CODE 41 MAP 3809-34DD TL 4000

km
km
"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, contracts and/or
liens for irrigation and/or drainage,

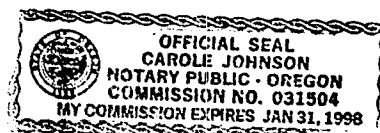
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$27,000.00.

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 4th day of March, 1996.

Laura M. Reed
LAURA M. REED



STATE OF OREGON, County of Klamath)ss.

On March 14, 1996, personally appeared LAURA M. REED who
acknowledged the foregoing to be her voluntary act and deed.

Before me:

Carol Johnson
Notary Public for Oregon

My Commission Expires: March 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 18th day
of March A.D., 19 96 at 3:36 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 7262.

FEE \$30.00

By *Bernetha G. Letsch* Bernetha G. Letsch, County Clerk