



'96 MAR 26 P3:33

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05044313

AFTER RECORDING RETURN TO:
MR. AND MRS. RODNEY D. MILLER1920 Auburn St.
Klamath Falls, OR 97601

Aspen Title

on this 26th day of March A.D., 19 96
at 3:33 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 8366Bernetha G. Letsch, County Clerk
By [Signature] Deputy.UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVERUEBEN L. JAMES AND CORDIA L. JAMES, husband and wife,
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:Lot 11, Block 37, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT #2, in the County of Klamath, State of Oregon.

Code 220 Map 3811-4C0 TAX LOT 3100

"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
\$77,950.00.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 18th day of March, 1996.Rueben L. James
RUEBEN L. JAMESCordia L. James
CORDIA L. JAMES

STATE OF OREGON, COUNTY OF KLAMATH)ss

On March 26, 1996, personally appeared RUEBEN L. JAMES AND
CORDIA L. JAMES, who acknowledged the foregoing to be their
voluntary act and deed.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97