



96 APR 15 P3:06

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044581

AFTER RECORDING RETURN TO:
MR. AND MRS. MILLER
1920 AUBURN STREET
KLAMATH FALLS, OR 97601

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

MICHAEL A. MC DONNELL AND JULIA A. MC DONNELL, 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 21, Block 4, STEWART ADDITION, in the County of Klamath,
State of Oregon.

CODE 211 map 3909-7CA TAX LOT 4000

"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
\$39,900.00.

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 12th day of April, 1996

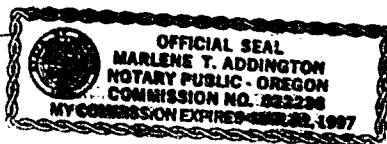
Michael A. McDonnell
MICHAEL A. MC DONNELL

Julia A. McDonnell
JULIE A. MC DONNELL

STATE OF OREGON, COUNTY OF KLAMATH)ss

On April 12, 1996, personally appeared MICHAEL A. MC DONNELL
AND JULIA A. MC DONNELL, 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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of April A.D., 19 96 at 3:06 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 10468

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cherry Russell