

After recording return to (Name, Address, Zip):

J.D. Miller
8809 S. Pointe Pkwy E #1041
Phoenix AZ 85044
 Until a change is requested all tax statements shall be sent to:

Title Order No. _____

Grantee Shown above

Escrow No. _____

K-49116
STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to J. D. MILLER

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot (s) 62 & 63 in Block 1, Tract 1098-Split Rail Ranchos, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

The Property is free of liens and encumbrances, EXCEPT: Items as set forth in Exhibit "A" attached hereto and made a part hereof.

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.

the true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030)Dated this 4th day of April 19 96.

 STEVEN TRONO

STATE OF OREGON)

County of _____) ss.

BE IT REMEMBERED, that on this 23rd day of May 19 96 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Steven Trono

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Sharon Kunkel
 Notary Public for Oregon

My Commission Expires 2-28-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 24th day of May A.D., 19 96 at 3:55 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 15250.

FEE \$30.00

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