

MTC 381601MS

ROGER A. MILLER,

Grantor(s) hereby grant, bargain, sell and convey to:

KAREN E. MILLER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 5 IN BLOCK 8 OF TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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 and actual consideration for this conveyance is \$20,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5362 GATEWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 5th day of June, 1996

Roger A. Miller  
ROGER A. MILLER

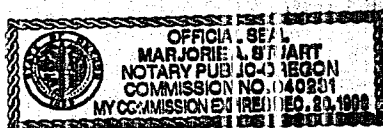
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

ss.

June 519 96COUNTY OF KlamathPersonally appeared the above named Roger A. Miller

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me

Mary Jane Stewart

Notary Public for OregonMy commission expires 12-20-98

ESCROW NO. MT38160-MS

Return to:

KAREN E. MILLER

5362 GATEWOOD DRIVE

KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

AmeriTitle

on this 10th day of June A.D., 19 96at 11:35 o'clock AM and duly recordedin Vol. M96 of Deeds Page 16863

Bernetha G Letsch, County Clerk

By Mary Jane Stewart

Deputy.

Fee, \$30.00

96 JUN 10 AM 1:35