

KNOW ALL MEN BY THESE PRESENTS, That GREGORY F. MILANI and WANDA J. MILANI, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MILANI ENTERPRISES, LLP, an Oregon Limited Liability Partnership, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Baker and State of Oregon, described as follows, to-wit:

Lot 11 and 12, BLOCK 10, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 21st day of July, 1996.

Gregory F. Milani
Gregory F. Milani

Wanda J. Milani
Wanda J. Milani

STATE OF OREGON, County of Klamath)ss.

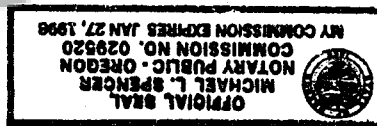
Personally appeared the above named GREGORY F. MILANI and WANDA J. MILANI and acknowledge the foregoing instrument to be their voluntary act and deed

(S E A L)

Before me:

Notary Public for Oregon

My Commissioner Expires: _____



GRANTOR

Gregory F. and Wanda J. Milani

GRANTEE

Milani Enterprises, LLP

4714 Grace Drive

Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Gregory F Milani

on this 2nd day of August A.D., 19 96
at 11:36 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 23616

Bernetha G Letsch, County Clerk

By Cherry L. Spencer

Deputy.

Fee, \$30.00

96 AUG -2 AM 1:36