

23510

MT38370KR

WARRANTY DEED

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JAMES H. PATTON and MARGIE G. PATTON, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
RODNEY D. MILLER and KELLY A. MILLER, husband and wife,  
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:

Lots 7 and 8 in Block 34 of SECOND ADDITION to the City of Klamath Falls,  
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 \$ 89,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 8212 Teal Dr. Bonanza OR 97623

Dated this 16th day of August, 1996.

*James H. Patton*  
JAMES H. PATTON  
*Margie G. Patton*  
MARGIE G. PATTON

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. August 16 19 96  
COUNTY OF KLAMATH  
Personally appeared the above named  
JAMES H. PATTON & MARGIE G. PATTON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:  
*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires 11/16/99

(seal)

ESCROW NO. MT38370-KR

Return to:  
RODNEY D. MILLER

8212 Teal Dr.  
Bonanza OR 97623

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle  
on this 20th day of August A.D. 19 96  
at 3:51 o'clock P.M. and duly recorded  
in Vol. 496 of Deeds Page 25752.  
Bernetha G Letsch, County Clerk  
By *Cheryl Russell* Deputy.  
Fee, \$30.00