



24490

96 SEP -6 P3:56

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

#05045228

AFTER RECORDING RETURN TO:

Filed for record at request of:

RODNEY D. MILLER

KELLY A. MILLER

8212 Teal Dr
Conanza OR 97623

Aspen Title

on this 6th day of Sept A.D., 19 96
at 3:56 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 28040

Bernetha G. Letsch County Clerk

By

Cheryl Russell

Deputy.

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

Fee, \$30.00

ALBERT F. HOLLAMON and DARLENE L. HOLLAMON, 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 3, Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-32AB TL 7000

"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 \$142,000.00.

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 5th day of September, 1996.

Albert F. Hollamon
ALBERT F. HOLLAMONDarlene L. Hollamon
DARLENE L. HOLLAMONSTATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 5th day of September, 1996, by ALBERT F. HOLLAMON and DARLENE L. HOLLAMON.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: 4-10-2000