

WARRANTY DEED

MTC 39416 KA

EDITH M. HOLZHOUSER AND LOUIE E. HOLZHOUSER, WHO ACQUIRED TITLE AS LOUIE E. HOLZHOUSER AS TENANTS BY THE ENTIRETY,

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

RON J. 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:

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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 925 UPHAM, KLAMATH FALLS, OR 97601

Dated this 23 day of September, 1996.

Louie E. Holzhausen
LOUIE E. HOLZHOUSER

Edith M. Holzhausen
EDITH M. HOLZHOUSER

**** THE EAST 42 FEET OF LOT 6 IN BLOCK 3 OF FAIRVIEW 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.

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. September 23 19 96
COUNTY OF Klamath

Personally appeared the above named LOUIE E. HOLZHOUSER AND
EDITH M. HOLZHOUSER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reas

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

STATE OF OREGON, ss.
County of Klamath

ESCROW NO. MT39416-KA

Filed for record at request of:

Return to:

RON J. MILLER
925 UPHAM
KLAMATH FALLS, OR 97601

Amerititle
on this 27th day of September A.D., 19 96
at 11:28 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 30720.
Bernetha G. Letsch, County Clerk
By Kathleen Reas

Fee, \$30.00

Deputy.

96 SEP 27 AM 12:28