



STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045447
AFTER RECORDING RETURN TO:

RODNEY D. MILLER
KELLY A. MILLER
8212 TEAL DRIVE
BONANZA, OR 97623

Aspen Title & Escrow
on this 31st day of October A.D., 19 96
at 3:47 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 34411
Bernetha G. Letsch County Clerk
By Ruth Koss Deputy

Fee, \$30.00

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

JAMES EDWARD PUGH, 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 13, Block 54, SECOND HOT SPRINGS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CC TAX LOT 3100

"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
\$47,840.00.

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 30th day of October, 1996

James Edward Pugh
JAMES EDWARD PUGH

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 30th
day of October, 1996, by JAMES EDWARD PUGH.

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

