



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045381
AFTER RECORDING RETURN TO:

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

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

CLAUDETTE M. BIGBY, 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:

The Northwesterly 60 feet of Lots 6 and 7, Block 27, FIRST
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

CODE 1 MAP 3809-328A TAX LOT 16600

"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
\$32,100.00.

In construing this deed and where the context so requires, the
singular includes the plural.

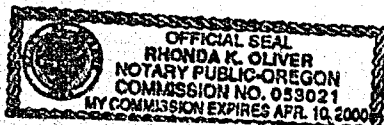
IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of October, 1996.

Claudette M. Bigby
CLAUDETTE M. BIGBY

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 1st
day of November, 1996, by CLAUDETTE M. BIGBY.

Before me:
Notary Public for Oregon
My Commission Expires:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of November A.D., 19 96 at 3:42 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 34637.

FEE \$30.00

Bernetha G. Letsch
By Bernetha G. Letsch County Clerk