



# KLAMATH COUNTY TITLE COMPANY

K-50110-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

ROBERT B. COLEMAN AND ALICE L. COLEMAN

conveys and warrants to DAVID R. MILLER AND SARAH L. MILLER, HUSBAND AND WIFE . Grantor,  
the following described real property in the County of KLAMATH and State of Oregon. , Grantee,

Lot 79 and the West 48 feet of Lot 80, Lewis Tracts,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

97 JAN 24 P 2:53

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 65,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 22nd day of January 19 97 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Robert B. Coleman  
ROBERT B. COLEMAN

Alice L. Coleman  
ALICE L. COLEMAN

STATE OF OREGON, County of KLAMATH )ss.

The foregoing instrument was acknowledged before me  
this 24th day of January 19 97  
by ROBERT B. COLEMAN AND ALICE L. COLEMAN

### CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Debra Buckingham  
Notary Public for Oregon

My commission expires: 12-19-2000

Notary Public for Oregon

My commission expires:

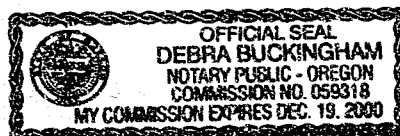
THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
**DAVID AND SARAH MILLER**  
4611 Frieda Ave.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

**SAME AS ABOVE**



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day  
of January A.D., 19 97 at 2:53 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 2168

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross