



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW 01046144

AFTER RECORDING RETURN TO:

Mr. and Mrs. Rodney D. Miller

8212 Teal
Bonanza, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEAspen Title & Escrow
on this 2nd day of May A.D., 1997
at 3:27 o'clock P. M. and duly recorded
in Vol. 1897 of Deeds Page 13532

Bernice G. Letsch, County Clerk

By Kathleen Reed

Fee, \$30.00

Deputy

JIMMIE MAURER AND SHIRLEY MAURER, TRUSTEES OF THE MAURER FAMILY
TRUST DATED 6-9-95, 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 Westerly 59.5 feet of Lot 4, Block 5, ORIGINAL TOWN OF
KLAMATH FALLS, OREGON, in the City of Klamath Falls, County of
Klamath, State of Oregon.

Code 1, Map 3809-328D, Tax Lot 6700

"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, contracts and/or
liens for irrigation and/or drainage,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
\$142,600.00.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 23rd day of April, 1997.

THE MAURER FAMILY TRUST DATED 6-9-95

BY: Jimmie Maurer
JIMMIE MAURER, TRUSTEEJimmie Maurer
JIMMIE MAURERBY: Shirley E. Maurer
SHIRLEY MAURER, TRUSTEEShirley E. Maurer
SHIRLEY MAURERCLERK. ORANGE
STATE OF OREGON, County of Klamath.On April 25, 1997, personally appeared Jimmie Maurer and
Shirley Maurer as both Trustees and individuals who acknowledged
the foregoing instrument to be their voluntary act and deed.Sally Palmer
Notary Public for COUNTY OF ORANGEMy Commission Expires: JAN 21, 2000