



97 AUG 15 P2:49

ATE 04046574-L

WARRANTY DEED

AFTER RECORDING RETURN TO:

RODNEY D. MILLER
KELLY A. MILLER8212 T2950r
Bonanza, Ore. 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOHN R. MILLER 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:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

CODE 1 map 309-33AD TL 2500

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except THOSE OF RECORD AND
THOSE APPARENT ON 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
\$28,500.00In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of AUGUST, 1997.John R. Miller
JOHN R. MILLER

STATE OF OREGON, County of Klamath)ss.

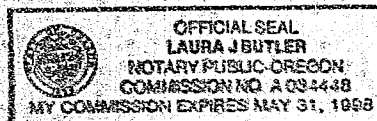
On this 15th day of AUGUST, 1997.Personally appeared the above named JOHN R. MILLER and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: [Signature]
Notary Public for OregonMy Commission Expires: 5/31/98

EXHIBIT "A"

All that portion of Lots 19 and 20, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of Orchard Avenue, which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of 104 degrees 30' with the Southerly line of Orchard Avenue, 98.3 feet, more or less, to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or less, to the Southeast corner of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Avenue 6 feet West of the Northeasterly corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Avenue 38 feet to the point of beginning.

CODE 1 MAP 3809-33AD TL 2500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of August A.D. 19 97 at 2:49 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 26942

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Ruthua Ross