



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05047021
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

GLEN J. MC GUIRE AND PATRICIA J. MC GUIRE, 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 40 feet of Lot 4, Block 62, NICHOLS ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

Code 1 Map 3809-29DC TL 12200

"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
\$39,000.00.

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 12th day of December, 1997

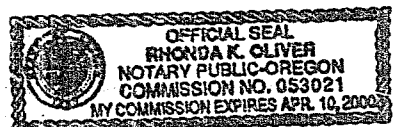
Glen J. Mc Guire
GLEN J. MC GUIRE

Patricia J. Mc Guire
PATRICIA J. MC GUIRE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 12th
day of December, 1997 by GLEN J. MC GUIRE AND PATRICIA J. MC
GUIRE

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of December A.D., 19 97 at 11:03 o'clock A M., and duly recorded in Vol. 1997
of Deeds on Page 41192

FEE \$30.00

By Bernetha G. Letsch, County Clerk
[Signature]