

51346

MTC 42939-KA  
WARRANTY DEEDVol. 1098 Page 759

WILLIAM L. MILLER and PHYLLIS MILLER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

HELEN A. LOTTRIDGE,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3551 S.E. CORA DRIVE, PORTLAND, OR 97202

Dated this 8 day of January, 1998.

William L. Miller  
WILLIAM L. MILLER

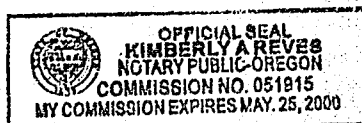
Phyllis Miller  
PHYLLIS MILLER

STATE OF OREGONSS. January 8 19 98COUNTY OF KLAMATH

Personally appeared the above named WILLIAM L. MILLER AND

PHYLLIS MILLER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves  
Notary Public for Oregon  
My commission expires 5/25/2000

ESCROW NO. MT42939-KA

Return to:

HELEN A. LOTTRIDGE  
3551 S.E. CORA DRIVE  
PORTLAND, OR 97202

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

All that portion of the NE1/4 of the SE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerthread of Spring Creek and Westerly of Highway No. 97.

EXCEPTING THEREFROM the North 900 feet measured perpendicular to the North line of the NE1/4 of the SE1/4 of said Section 4.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190, page 21, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day  
of January A.D., 19 98 at 3:48 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 759.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross