

55417

MC 44863-10012 Page 10012
 WARRANTY DEED

RAYMOND J. BRASCHKO, JR. and JULIE M. BRASCHKO, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 ROGER A. MILLER and MICHELLE F. MILLER, husband and wife,
 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:

Lot 24 of VILLA ST. CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 127,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4520 GETTLE STREET, KLAMATH FALLS, OR 97603

Dated this 23 day of March, 1998.

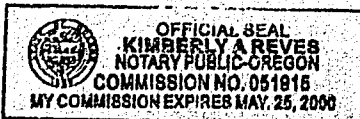
Raymond J. Braschko Jr.
 RAYMOND J. BRASCHKO, JR.

Julie M. Braschko
 JULIE M. BRASCHKO

STATE OF OREGON SS. March 23 19 98
 COUNTY OF KLAMATH

Personally appeared the above named RAYMOND J. BRASCHKO, JR. AND
JULIE M. BRASCHKO

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

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

ESCROW NO. MT43863-KA

Return to:
 ROGER A. MILLER
 4520 GETTLE STREET
 KLAMATH FALLS, OR 97603

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
 of March A.D., 19 98 at 3:21 o'clock P M., and duly recorded in Vol. M96
 of Deeds on Page 10012

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose

98 MAR 27 P3:21