

56527

MTC 44096-LW
WARRANTY DEEDVol. M98 Page 12641

DONALD S. POWELL and SUSAN J. POWELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLARENCE L. MILLER and VICKI A. MILLER, as tenants by the entirety,
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 6, Block 5, TRACT 1145 NOB HILL, a Resubdivision of portions of Nob
Hill, Irvinton Heights, Mountain View Addition and Eldorado Heights in
the City of Klamath Falls, 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.

98 APR 16 P3:29

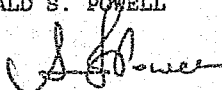
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 132 Eulalia Court, Klamath Falls, OR 97601

Dated this 14 day of April, 19 98

DONALD S. POWELL



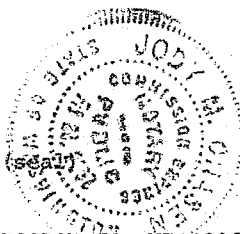
SUSAN J. POWELL

STATE OF Washington
COUNTY OF Pierce

ss. April 14 19 98

Personally appeared the above named Susan J. Powell

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Jody M. Chasen
Notary Public for Washington
My commission expires FEB 28 2002

ESCROW NO. MT44096-LW

Return to:

CLARENCE L. MILLER
132 Eulalia Court
Klamath Falls, OR
97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 16th day of April A.D. 1998
at 3:29 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 12641

Bernetha G. Leisch, County Clerk

By Kathleen Rosen

Fee, \$30.00

Deputy.