

56528

MTC 44096-LW  
WARRANTY DEED Vol. M98 Page 12642

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 VICKS 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.

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 Eulalona Ct Klamath Falls, OR 97601

Dated this 14<sup>th</sup> day of April, 1998.

Donald S. Powell  
DONALD S. POWELL

SUSAN J. POWELL

STATE OF Oregon ss. April 14 19 98

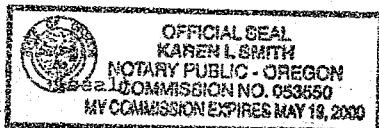
COUNTY OF Linn

Personally appeared the above named Donald S. Powell

and acknowledged the foregoing instrument to be an voluntary act.

Before me

Kathleen G. Letsch  
Notary Public for Oregon  
My commission expires 5-19-2000



ESCROW NO. MT44096-LW

Return to:

CLARENCE L. MILLER  
132 Eulalona Ct.  
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 12642

Bernetha G. Letsch, County Clerk

By Kathleen Letsch  
Fee, \$30.00 Deputy.