

57543

UTC 44306-MS
WARRANTY DEED

Vol. 098 Page 14972

JAMES E. MILLER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS A. ENSOR and SANDRA L. ENSOR, 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:

THE N 1/2 OF LOT 16 IN BLOCK 6 OF PLEASANT VIEW TRACTS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE
RIGHT OF WAY OF GARY STREET.

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 \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2333 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 4th day of May, 1998.

James E. Miller
JAMES E. MILLER

BY: Donald J. Miller
DONALD J. MILLER

HIS ATTORNEY IN FACT

STATE OF Oregon

COUNTY OF Klamath

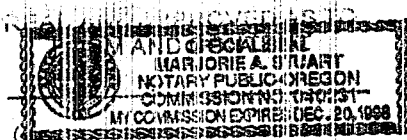
SS.

May 4

19 98

Personally appeared the above named Donald J. Miller as Attorney in
fact for James E. Miller

and acknowledged the foregoing instrument to be his voluntary act.



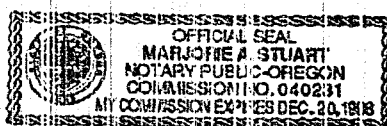
Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT44306-MS

Return to:

DENNIS A. ENSOR
2333 SUMMERS LANE
KLAMATH FALLS, OR 97603



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 4th day of May A.D., 1998
at 3:29 o'clock P. M. and duly recorded
in Vol. 098 of Deeds Page 14972

Bertha G. Lutsch, County Clerk

By Kathleen S. Sora

Fee, \$30.00

Deputy: