

60766

MTC 44892-Mg
WARRANTY DEED Vol. M98 Page 22134

MATTHEW MILES and BEVERLEY MILES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KATHLEEN ANN KEENER,
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 3 in Block 212 of MILLS SECOND ADDITION to 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 \$ 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2140 RECLAMATION AVENUE, KLAMATH FALLS, OR 97601

Dated this 22 day of June, 19 98

Matthew Miles
MATTHEW MILES
Beverley Miles
BEVERLEY MILES

STATE OF South Carolina SS. June 22 19 98
COUNTY OF Pike

Personally appeared the above named Matthew Miles and
Beverley Miles

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

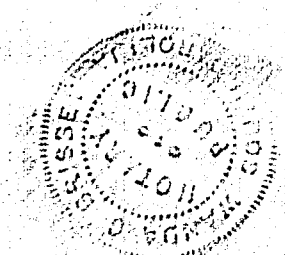
Wanda B. Boren
Notary Public for South Carolina
My commission expires 4-26-2003

(seal)

ESCROW NO. MT44892-MG

Return to:

KATHLEEN ANN KEENER
2140 RECLAMATION AVENUE
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of June A.D., 19 98 at 3:37 o'clock PM., and duly recorded in Vol. M98
of Deeds on Page 22134

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Boren