

60847

MTC 44910-KR

WARRANTY DEED

Vol. M98 Page 22290

STEVEN A. MILLER and LORETTA M. MILLER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRAD A. JOHNSON and NANCY V. JOHNSON, 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 3 in Block 1 of VALE DEAN CANYON SUBDIVISION, TRACT NO. 1198,
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 \$ 218,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8926 AURORA COURT, KLAMATH FALLS, OR 97603

Dated this 25th day of June, 19 98

Steven A. Miller
STEVEN A. MILLER

Loretta M. Miller
LORETTA M. MILLER

STATE OF OREGON

SS. June 25 19 98

COUNTY OF KLAMATH

Personally appeared the above named _____

STEVEN A. MILLER and LORETTA M. MILLER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT44910-KR

Return to:

BRAD A. JOHNSON
8926 AURORA COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 25th day of June A.D., 1998
at 3:38 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 22290

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy: