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'98 AUG 21 P3:39

MTC 45571-LW
WARRANTY DEEDVol. M98 Page 30900

TERRY A. MILLER and DANA L. MILLER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRIAN M. CRAIG and CAROL E. CRAIG, 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:

Lot 3 in Block 3 of TRACT 1267, NORTH RIDGE ESTATES, 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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 196,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2727 OLD FORT ROAD, KLAMATH FALLS, OR 97601

Dated this 21st day of August, 19 98

Terry A. Miller
TERRY A. MILLER

Dana L. Miller
DANA L. MILLER

STATE OF Oregon

COUNTY OF Klamath

SS. August 21 19 98

Personally appeared the above named Terry A. Miller and Dana L.

Miller

and acknowledged the foregoing instrument to be their voluntary act.



(Seal)

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

ESCROW NO. MT45571-LW

Return to:

BRIAN M. CRAIG
2727 OLD FORT ROAD
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 21st day of August A.D., 1998
at 3:39 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 30900

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.