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98 NOV -9 P3:35

MTC 45838-LW
WARRANTY DEED

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TIM A. MILLER and MARGARET R. MILLER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MIKE A. TERMAAT and SHAR L. TERMAAT, 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 51, RUNNING Y RESORT PHASE 1, 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 \$ 70,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5842 LUPIN LANE, POLLOCK PINES, CA 95726

Dated this 6th day of November, 1998.

Tim A. Miller
TIM A. MILLER

Margaret R. Miller
MARGARET R. MILLER

STATE OF Washington SS. November 6 19 98
COUNTY OF Pierce

Personally appeared the above named Tim A. Miller
and Margaret R. Miller

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Cathy Gane
Notary Public for Washington State
My commission expires 11-9-99

ESCROW NO. MT45838-LW

Return to:
MIKE A. TERMAAT
5842 LUPIN LANE
POLLOCK PINES, CA 95726

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 9th day of November A.D. 1998
at 3:35 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 41017

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec. \$30.00 Deputy.