

WARRANTY DEED

DERRICK T. DE GROOT and TERESA K. DE GROOT, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MALACHI MILLER and MARGARET PIERCE MILLER, 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 10 IN BLOCK 33 OF HOT SPRINGS 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

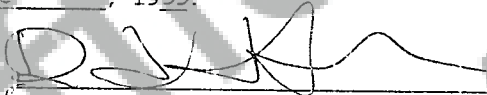
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1940 DEL MORO STREET, KLAMATH FALLS, OR 97601

Dated this 3rd day of June, 1999.


DERRICK T. DE GROOT


TERESA K. DE GROOT

STATE OF Oregon

SS. June 3 19 99

COUNTY OF Klamath

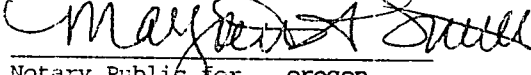
Personally appeared the above named Derrick T. De Groot
and Teresa K. De Groot

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:



Notary Public for Oregon

My commission expires 12-20-02

ESCROW NO. MT48117-MS

Return to:

MALACHI MILLER
1940 DEL MORO STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 6/07/99, at 3:29 pm.

In Vol. M99 Page 22403

Linda Smith, County Clerk

Fee \$ 30 -

