

MT48435-MG
WARRANTY DEED

Vol. M99 Page 29744

1999 JUL 26 PM 3:32

TERENCE M. SWEENEY and DIANE E. SWEENEY, as tenants by the entirety, Grantor,
hereby grant, bargain, sell, warrant and convey to:

DAVID R. MILLER and SARAH L. MILLER, as tenants by the entirety, Grantee,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3909-001AB-02200

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 118,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1811 DAWN DRIVE, KLAMATH FALLS, OR 97603

Dated this 22ND day of July, 1999


TERENCE M. SWEENEY


DIANE E. SWEENEY

State of ~~Oregon~~ California
County of Los Angeles

This instrument was acknowledged before me on July 22, 1999 by TERENCE M.
SWEENEY AND DIANE E. SWEENEY AS TENANTS BY ENTIRETY.


(Notary Public for ~~Oregon~~ CALIFORNIA)

My commission expires 8-28-2002

ESCROW NO. MT48435-MG

Return to:

DAVID R. MILLER
1811 DAWN DRIVE
KLAMATH FALLS, OR 97603

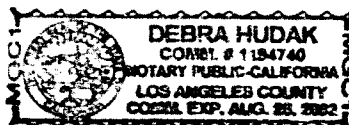


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Lots 9 and 10 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the West line of Lot 9, said point being North, 24 feet from the Southwest corner; thence North on the West line of Lots 9 and 10, a distance of 72.49 feet to a point on the West line of Lot 10, said point being North 18 feet from the Southwest corner of Lot 10; thence Easterly a distance of 110 feet to a point on the East line of Lot 10, said point being North 14 feet from the Southeast corner of said Lot 10; thence South on the East line of Lots 9 and 10, a distance of 75 feet to a point on the East line of Lot 9, said point being North 47 feet from the Southeast corner of Lot 9; thence Westerly, a distance of 110 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 7/26/99, at 3:32 p. m.
In Vol. M99 Page 29744
Linda Smith,
County Clerk Fee \$ 35 KP