

1999 AUG -9 AM 11: 25

MTG 48691-MS  
WARRANTY DEED

Vol M99 Page 31955

MARGARET A. MILLER, TRUSTEE OF THE MILLER FAMILY TRUST U.A.D. SEPTEMBER 25, 1989,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CHARLES E. SCREWS and HELEN L. HOSS, 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 20, BLOCK 22, OREGON SHORES UNIT 2, TRACT 1113, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3507-018DB-01500-000

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 187,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 13540 VERN DRIVE, ANCHORAGE, AK 99516

Dated this 5<sup>th</sup> day of August, 1999

TRUSTEES OF THE MILLER FAMILY TRUST  
U.A.D. SEPTEMBER 25, 1989

BY: Margaret A. Miller Trustee  
MARGARET A. MILLER, TRUSTEE

State of California  
County of Los Angeles

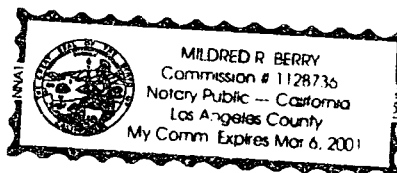
This instrument was acknowledged before me on August 5<sup>th</sup> 1999 by  
MARGARET A. MILLER, TRUSTEE OF THE MILLER FAMILY TRUST U.A.D. SEPTEMBER 25,  
1989.

Mildred R Berry  
(Notary Public)

My commission expires March 6<sup>th</sup> 2001

ESCROW NO. MT48691-MS

Return to:  
CHARLES E. SCREWS  
13540 VERN DRIVE  
ANCHORAGE, AK 99516



State of Oregon, County of Klamath  
Recorded 8/09/99. at 11:25 a. m  
In Vol. M99 Page 31955  
Linda Smith.  
County Clerk Fees 30- RR