



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050356

AFTER RECORDING RETURN TO:

Mr. & Mrs. Miller

5208 Peggy Ave
Klamath Falls Or 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Richard O. L. Grove, Jr. and Lee Ann Grove, hereinafter called
GRANTOR(S), convey(s) to Larry R. Miller Sr. and Nelda J.
Miller, hereinafter called the GRANTEE, all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 20, Block 27, WEST KLAMATH, in the County of Klamath, State
of Oregon.

CODE 7 MAP 3908-13AD TAX LOT 3500

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and provisions thereof dated July 21, 1995 and
recorded July 21, 1995, in Book M-95 Page 19008, Mortgage
Records of Klamath County, Oregon, in favor of Estate of
Clinton C. Pierce, the beneficia intrest thereunder was
assigned to George Albert Pierce M-96 page 5642, said interest
was assigned again to Aspen Title & Escrow, Inc., 401(k) Profit
Sharing Plan Trust, recorded February 28, 1997 at Book M-97
Page 6016, which Trust Deed the Grantees herein agree to assume
and pay according to the terms and conditions contained
therein.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$18,238.36.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of October, 1999.

Richard O. L. Grove Jr
RICHARD O. L. GROVE, JR.

Lee Ann Grove
LEE ANN GROVE

California
STATE OF OREGON, County of Klamath ss.

On November 4, 1999, personally appeared Richard O. L. Grove
and Lee Ann Grove who acknowledged the foregoing instrument to
be their voluntary act and deed.

her

46435

WARRANTY DEED
PAGE 2

My Commission Expires:

Tina Coppin, Notary Public
Dec. 11, 2001



State of Oregon, County of Klamath
Recorded 11/22/99, at 11:05a.m.
In Vol. M99 Page 46434
Linda Smith,
County Clerk Fee \$ 35.00