MTC 49748-MG

WARRANTY DEED

47294

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LARRY R. MILLER, JR. and,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MISTY D. MILLER and TRAVIS W. PHELPS, with the rights of survivorship,
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:

The East 120 feet of Lot 8, HOMELAND TRACTS NO.2, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon

ACCT# 3809 007D0 01100   KEY# 430395

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   60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
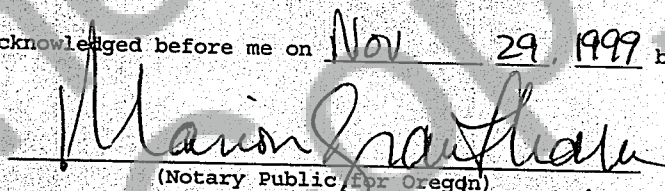following address: 6160 DELAWARE AVENUE, KLAMATH FALLS, OR 97603

Dated this ___29___ day of ___Nov.___, 19_99_

Larry R. Miller
LARRY R. MILLER, JR.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on ___Nov___ ___29___, 1999 by LARRY
R. MILLER JR..

Marion Grantham
(Notary Public for Oregon)

My commission expires _1/22/01_

OFFICIAL SEAL
MARION GRANTHAM
NOTARY PUBLIC-OREGON
COMMISSION NO. 081144
MY COMMISSION EXPIRES JAN 22, 2001

ESCROW NO. MT49748-MG

Return to:
MISTY D. MILLER
6160 DELAWARE AVENUE
KLAMATH FALLS, OR 97603