

LARRY R. MILLER and NELDA J. MILLER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRIAN L. ROSS,
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:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 59, NICHOLS 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; THENCE EAST
ALONG THE NORTH LINE OF SAID BLOCK, 84 1/2 FEET; THENCE SOUTH 40 FEET;
THENCE WEST 84 1/2 FEET TO LINCOLN STREET; THENCE NORTH 40 FEET TO THE
PLACE OF BEGINNING, BEING A PART OF LOT 1 IN BLOCK 59 OF SAID ADDITION.

369915

3809-029DC-00900

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 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ~~1214 LINCOLN STREET~~, KLAMATH FALLS, OR 97601
1526 Lakeview Ave

Dated this 22nd day of March, 2001.

Larry R. Miller
LARRY R. MILLER

Nelda J. Miller
NELDA J. MILLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 22, 2001 by LARRY
R. MILLER AND NELDA J. MILLER.



Kristi L. Redd
(Notary Public for Oregon)

commission expires 11/18/2003

ESCROW NO. MT53506-KR

Return to:

BRIAN L. ROSS
~~1214 LINCOLN STREET~~ 1526 Lakeview Ave
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 03/22/01, at 11:19 a.m.
In Vol. M01 Page 11454
Linda Smith,
County Clerk Fee \$ 21.00