

01 MAY 29 PM3:18

MTL 54025-TM
WARRANTY DEED

Vol. M01 Page 24670

KELLEY R. MINGUS and ANGELINA A. MINGUS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RAY N. MILLER NANCY A. MILLER,

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 West 5 feet of Lot 3 and all of Lot 4, Block 2, WEST HILLS HOMES,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

ACCT# 3909-005BC-03400

KEY# 531945

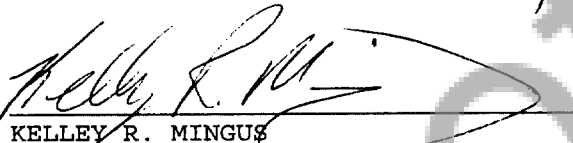
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

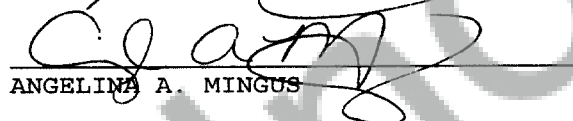
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 119,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2449 LINDLEY WAY, KLAMATH FALLS, OR 97601

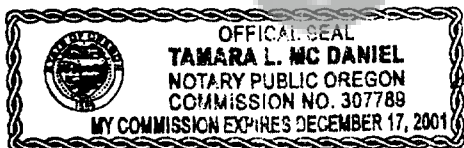
Dated this 25 day of May 2001.



KELLEY R. MINGUS


ANGELINA A. MINGUS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 25, 2001 by
KELLEY R. MINGUS AND ANGELINA A. MINGUS.




(Notary Public for Oregon)
My commission expires 12/17/01

ESCROW NO. MT54025-TM

Return to:
RAY N. MILLER
2449 LINDLEY WAY
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 05/29/01, at 3:18 p.m.
In Vol. M01 Page 24670
Linda Smith,
County Clerk Fee\$ 21⁰⁰