

'02 APR 5 PM 3:20

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mtc 54025-Tm

State of Oregon, County of Klamath
Recorded 04/05/2002 3:20 p m.
Vol M02, Pg 20279-80
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

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

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANT DEED (RE-RECORD)

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

KELLEY R. MINGUS AND ANGELINA A. MINGUS, AS TENANTS BY THE ENTIRETY

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

RAY N. MILLER AND NANCY A. MILLER, AS TENANTS BY THE ENTIRETY

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

119,800.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

NO CHANGE

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

'01 MAY 29 PM 3:18

MTL 54025-TM
WARRANTY DEED

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20280

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 and NANCY A. MILLER, as tenants by the entirety
and 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

**THIS DOCUMENT IS BEING RE-RECORDED TO ADD GRANTEE VESTING

State of Oregon, County of Klamath
Recorded 05/29/01, at 3:18 p.m.
In Vol. M01 Page 24676
Linda Smith,
County Clerk Fee \$ 21.00

STATE OF OREGON)
County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: April 5, 2002
LINDA SMITH, Klamath County Clerk

By: , Deputy

