



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 57172-TA

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After recording return to:

ERIC M. FAUTH

2449 LINDLEY WAY

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

ERIC M. FAUTH

2449 LINDLEY WAY

KLAMATH FALLS, OR 97601

Escrow No. MT57172-TA

Title No. _____

State of Oregon, County of Klamath

Recorded 05/22/2002 3:06 p. m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 MAY 22 PM3:06

WARRANTY DEED

RAY N. MILLER and NANCY A. MILLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ERIC M. FAUTH and MIRIAM J. DUNCAN, as tenants by the entirety

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.**

531945

3909-005BC-03400

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.

The true and actual consideration for this conveyance is \$ 128,500.00.

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.

Dated this 21 day of May, 2002

Ray N. Miller by Nancy A. Miller atty. in fact
RAY N. MILLER
Nancy A. Miller
NANCY A. MILLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 21, 2002 by ~~RAY~~
~~N. MILLER~~ and NANCY A. MILLER.

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04



ATTORNEY-IN-FACT ACKNOWLEDGMENT

State of Oregon } ss.
 County of Clatsop }

On this the 21st day of May, 2002,
 before me, the undersigned Notary Public, personally appeared

Nancy A. Miller
 Name of Attorney in Fact

☐ personally known to me – OR –
☒ proved to me on the basis of satisfactory evidence
 to be the person whose name is subscribed to the within instrument

as attorney in fact of Ray N. Miller
 Name of Person Not Appearing Before Notary

the principal, and acknowledged to me that he/she subscribed
 the principal's name thereto and his/her own name as attorney
 in fact.



Witness my hand and official seal.

[Signature]
 Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**RIGHT THUMBPRINT
OF SIGNER**

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