



After recording return to:
KEVIN P. DENNIS
701 UERLINGS
KLAMATH FALLS, OR 97601

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

KEVIN P. DENNIS
701 UERLINGS
KLAMATH FALLS, OR 97601

Escrow No. MT57955-KR

Title No. _____

THIS SPACE RESERVED FOR RECORDER'S USE
 MTC 57955-KR

Vol M02 Page 45009

State of Oregon, County of Klamath
 Recorded 08/09/2002 3:03 p m.
 Vol M02, Pg 45009
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

JAMES G. MILLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KEVIN P. DENNIS

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:

Lot B in Block 45, Supplemental Plat of Lots 1, 2, 7 and 8 in Block 45 of 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.

3809-029DD-08500-000 **KEY #371706**

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 \$ **39,000.00**.

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 8th day of August, 2002.

JAMES G. MILLER

State of Oregon
 County of DESCHUTES

This instrument was acknowledged before me on August 8, 2002 by **JAMES G. MILLER**.

Linda Sinclair
 (Notary Public for Oregon)

My commission expires 12/21/2004

