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After recording return to:

JEFFREY L. SEWING
2816 KANE STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 02/19/2003 3:07 p m.
Vol M03 Pg 10117
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

JEFFREY L. SEWING
2816 KANE STREET
KLAMATH FALLS, OR 97603

Escrow No. MT58965-KR
Title No. _____

WARRANTY DEED

03 FEB 19 PM 3:07

MICHAEL R. MILLER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY L. SEWING and SANDRA A. SEWING, 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:

PARCEL 1:

The Northerly 50 feet of the Southerly 94 feet of Tract 21 of BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The South 11 feet of Lot 20 and the North 39 feet of Lot 21, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #522633 3909-002DC-03500-000
KEY #522651 3909-002DC-03600-000

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 \$ **116,000.00**.

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 19th day of February 2003.

Michael R. Miller
MICHAEL R. MILLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 19, 2003 by MICHAEL R. MILLER.

Kristi L. Redd
(Notary Public for Oregon)

commission expires 11/16/2003

