

03 JUL 25 PM 3:47

NTC- 62029 MS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES C. MILLER

956 KINGS CANYON DRIVE

ELDORADO HILLS, CA 95762

State of Oregon, County of Klamath

Recorded 07/25/2003 3:47 p.m.

Vol M03 Pg 52955

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

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

JAMES C. MILLER

956 KINGS CANYON DRIVE

ELDORADO HILLS, CA 95762

Escrow No. MT62029-MS

WARRANTY DEED

RANDALL J. KERR and KATHLEEN M. KERR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES C. MILLER and ELEANOR M. MILLER, husband and wife, 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 16, Block 216, MILLS SECOND 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.

Account No.:

3809-033DC-09500-000

Key No.:

632836

632836

3809-033DC-09500

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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.

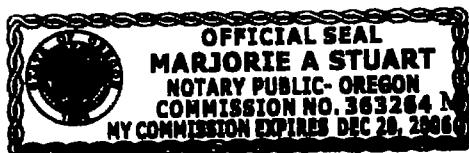
Dated this 3rd day of July, 2003

Randall J. Kerr
RANDALL J. KERR

Kathleen M. Kerr
KATHLEEN M. KERR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/22/03 by RANDALL J. KERR and KATHLEEN M. KERR.



(Notary Public for Oregon)

My commission expires 12/28/06

21/11