

WTC - 60943<sup>MS</sup>Vol M03 Page 61387

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES C. MILLER956 KINGS CANYON DRIVEEL DORADO HILLS, CA 95762

State of Oregon, County of Klamath

Recorded 08/21/2003 3:17 p mVol M03 Pg 61387

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. MILLER956 KINGS CANYON DRIVEEL DORADO HILLS, CA 95762

Escrow No.

MT60943-MS

**WARRANTY DEED**

**ALFRED L. EDGAR AND JUDY A. EDGAR, DBA ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME,**  
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 4 in Block 3 of TRACT 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

575167

3909-014DA-04100-000

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 **\$132,200.00.**

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 20th day of Aug, 2003

ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME

BY: [Signature]

ALFRED L. EDGAR, OWNER

BY: [Signature]

JUDY A. EDGAR, OWNER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/20/03 by ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME.


[Signature]  
(Notary Public for Oregon)

My commission expires

12/20/06

21/