

03 SEP 16 PM 3:17

MTZ - 62620 NS



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 09/16/03 3:17 p m
Vol M03 Pg 68942
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:

JAMES C. MILLER
956 KINGS CANYON DRIVE
ELDORADO HILLS, CA 95762

Escrow No. MT62620-MS

WARRANTY DEED

LARRY MITTNACHT, 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 9, LESS the Easterly 10 feet, Block 22, BUENA VISTA 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.

Tax Account No.: 3809-019DC-05300-000 Key No.: 438841

438841 3809-019DC-05300-000

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 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

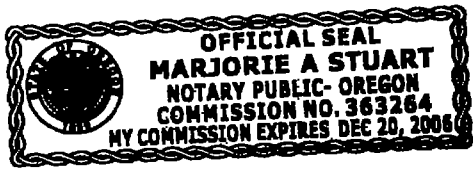
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16th day of Sep, 2003

LARRY MITTNACHT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/16/03 by LARRY MITTNACHT.



(Notary Public for Oregon)
My commission expires 12/20/06

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