



04 FEB 23 PM 2:46

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES MILLER

956 KINGS CANYON DRIVE

ELDORADO HILLS, CA 95762

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

JAMES MILLER

956 KINGS CANYON DRIVE

ELDORADO HILLS, CA 95762

State of Oregon, County of Klamath

Recorded 02/23/2004 2:46 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT62357-MS

MTC 62357-MS

STATUTORY WARRANTY DEED

ALFRED L. EDGAR AND JUDY A. EDGAR, DBA ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME, Grantor(s) hereby convey and warrant to JAMES MILLER and ELEANOR MILLER, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 5 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.

Tax Account No.: 3909-014DA-04200-000

Key No.: 575176

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$169,030.96.

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 Feb, 2004.

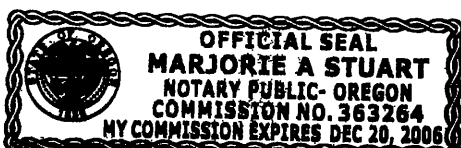
ASPEN BUILDERS

BY: [Signature]
ALFRED L. EDGAR, AUTHORIZED SIGNER

BY: [Signature]
JUDY A. EDGAR, AUTHORIZED SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/20, 2004 by ALFRED L. EDGAR AND JUDY A. EDGAR, DBA ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

21.00
xm