

B-6

01 SEP 19 PM 3:20



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Timothy Miles

9 NIBLICK CT.

Hilton Head, SC 29938

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

Timothy Miles

AS ABOVE

Escrow No. K57264S

Title No. K57264-S

### STATUTORY WARRANTY DEED

Benjamin D. Morrison and Martha D. Morrison, Trustees of the Benjamin D. and Martha D. Morrison Family Trust, dated July 26, 1990, Grantor, conveys and warrants to Timothy J. Miles and Mary Ellen Miles, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF FIRST AMERICAN EXCHANGE CORPORATION AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID 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.

The true consideration for this conveyance is \$12,500.00 "PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC §1031 EXCHANGE" (Here comply with the requirements of ORS 93.030)

Dated this 18th day of September, 2001.

The Benjamin D. Morrison and Martha D. Morrison Family Trust

By: Benjamin D. Morrison  
Benjamin D. Morrison, Trustee

By: Martha D. Morrison  
Martha D. Morrison, Trustee

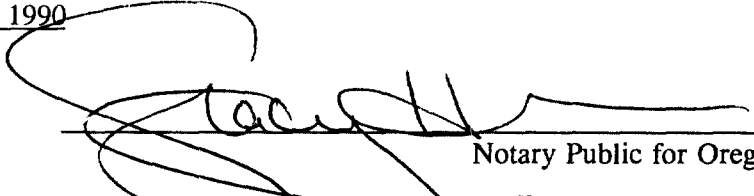
K31

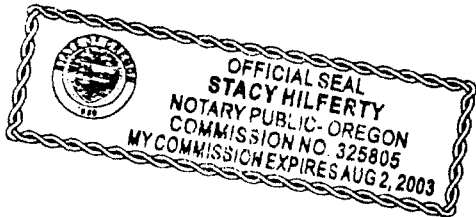
STATE OF OREGON

47698

County of Klamath } ss.

This instrument was acknowledged before me on this 18th day of September, 2001  
by Benjamin D. Morrison and Martha D. Morrison, Trustee of the Benjamin D. and Martha D.  
Morrison Family Trust, dated July 26, 1990

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-2-03



## Exhibit A

Together with the following parcel: Beginning at the Southeast corner of Lot 7 Re-subdivision of Block 23, Industrial Addition; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 16 feet to the Northeast corner of the vacated alley; thence South a distance of 58 feet to the Northwest corner of Lot 6; thence Southwesterly to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning.

Saving and Excepting, Beginning at the southeast corner of Lot 7; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 92 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 92 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning.

State of Oregon, County of Klamath  
Recorded 09/19/01 at 3:30 p m.  
In Vol. M01 Page 47699  
Linda Smith,  
County Clerk Fee\$ 31.00