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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  
12 ABATE

Escrow No. K57466S  
Title No. K57466S

**STATUTORY WARRANTY DEED**

William D. McCabe and Linda J. McCabe an estate in fee simple as to an undivided 1/2 interest as Trustees of the William D. McCabe Trust executed May 7, 1992 and Linda J. McCabe and William D. McCabe an estate in fee simple as to an undivided 1/2 interest as Trustees of the Linda J. McCabe Trust executed May 7, 1992, Grantor, conveys and warrants to Timothy J. Miles, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5, Block 48, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and The Northerly 50 feet of Lot 13, Block 42, Hillside 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.

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 \$173,000.00 PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC \$1031 EXCHANGE (Here comply with the requirements of ORS 93.030)

Dated this 17<sup>th</sup> day of September 2001.

The William D. McCabe Trust  
BY: [Signature]  
William D. McCabe, Trustee  
BY: [Signature]  
Linda J. McCabe, Trustee

The Linda J. McCabe Trust  
BY: [Signature]  
William D. McCabe, Trustee  
BY: [Signature]  
Linda J. McCabe, Trustee

K26

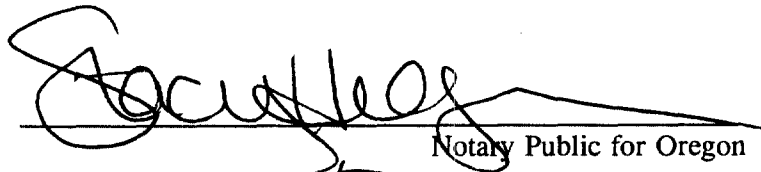
Linda J. McCabe, Trustee

47704

STATE OF OREGON  
County of Klamath } ss.

17th  
This instrument was acknowledged before me on this \_\_\_\_ day of September, 2001  
by William D. McCabe and Linda J. McCabe as Trustees of the William D. McCabe Trust and the  
Linda J. McCabe Trust



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

State of Oregon, County of Klamath  
Recorded 09/19/01 at 3:20 Pm.  
In Vol. M01 Page 47703  
Linda Smith,  
County Clerk Fee\$ 26.00