

01 OCT 16 AM 11:05



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Timothy Miles

9 Niblick Ct
Hilton Head, SC 29928

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

Timothy Miles

Same

Escrow No. K57473S

Title No. K57473-S

STATUTORY WARRANTY DEED

Doris Lee Grass, Trustee or successor in trust under the Grass Loving Trust dated April 13, 1995, 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:

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 \$93,000.00 PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC \$1031 EXCHANGE (Here comply with the requirements of ORS 93.030)

Dated this 17 day of Aug, 2001.

The Grass Loving Trust

By: Doris Lee Grass Trustee
Doris Lee Grass, Trustee

STATE OF OREGON

County of _____ } ss.

This instrument was acknowledged before me on this _____ day of September, 2001
by Doris Lee Grass, Trustee of the Grass Loving Trust

Notary Public for Oregon

My commission expires: _____

K31.

GENERAL ACKNOWLEDGEMENT

52555

State of California

County of RIVERSIDE

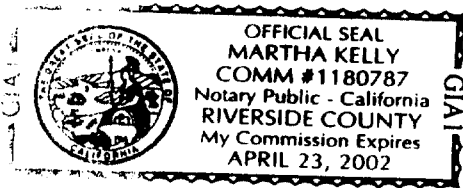
On SEPTEMBER 17, 2001 before me, THE UNDERSIGNED
personally appeared DORIS LEE GRASS

☐ personally known to me

or

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Martha Kelly

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

STATUTORY WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

9-17-01
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

LEGAL DESCRIPTION

All of that portion of Lots 1 and 2 in Block 44 of Nichols Addition to the City of Klamath Falls, Oregon, described as: Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of Tenth Street 100 feet; thence Southwesterly at right angles 44.1 feet; thence Southeasterly 101.5 feet, more or less, to the Northerly line of High Street at a point 40 feet Westerly from the point of beginning; thence Easterly 40 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/16/01 at 11:15 a. m.
In Vol. M01 Page 52554
Linda Smith,
County Clerk Fee\$ 21⁰⁰