



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 67757

After recording return to:

STEVE & LORETTA MILLER

1011 VISTA WAY

KLAMATH FALLS OR 97601

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

STEVE & LORETTA MILLER

1011 VISTA WAY

KLAMATH FALLS OR 97601

Escrow No. MT58859-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 11/22/2002 11:20 a m.

Vol M02, Pg 67757-58

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

MT58859-KR
WARRANTY DEED

CYRIE M. BELLECI,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEVEN ALLEN MILLER & LORETTA MAE MILLER, AS TENANTS BY THE ENTIRETY

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:

EXHIBIT A"

LEGAL DESCRIPTION

Lots 12 and 13, Block 10, 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. Also the South 16' of vacated Oregon Avenue lying adjacent to and Northerly of said property by Order of Vacation recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lot 13, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, an a portion of Oregon Avenue vacated by City ordinance 5045, more particularly described as follows: Beginning at the Northwest corner of said Lot 13, thence North 03 degrees 03' 30" West along the Northerly projection of the West line of said Lot 13, 16.00 feet to a 1/2" iron pin; thence South 12 degrees 52' 15" East 161.21 feet to a 1/2" iron pin marking the Southeast corner of said Lot 13; thence South 86 degrees 45' 10" West along the Southerly line of said Lot 13, 27.48 feet to a 1/2" iron pin marking the Southwest corner of said Lot 13; thence North 03 degrees 03' 30" West along the West line of said Lot 13, 142.94 feet to the point of beginning. Bearings based on and refer to Klamath County Surveyor "Record of Survey No. 1593."

KEY #175303

ACCT #3809-019CD-09100

SUBJECT TO: all those items of record and those apparent upon the land, 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

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC TAX DEFERRED EXCHANGE ON BEHALF OF THE 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 20th day of November, 2002.


CYRIE M. BELLECI

26.00*

State of Washington)
County of Clark) ss

67758

On this day personally appeared before me CYRIE M. BELLECI to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 20th day of Nov., 2002.

Janet Adele Worland
Notary Public in and for the State of
Washington residing at 7813 NE 13th Ave Vancouver
My appointment expires Nov. 15 2003 WA
9866

