



MTZ-62896 TM

Vol M04 Page 06040

After recording return to:

NILA D. WATSON

2210 LINDLEY WAY

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 01/30/2004 3:23 p m

Vol M04 Pg 6040-41

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

NILA D. WATSON

2210 LINDLEY WAY

KLAMATH FALLS, OR 97601

Escrow No. MT62896-TM

## STATUTORY WARRANTY DEED

MARK A. MILLER, Grantor(s) hereby convey and warrant to NILA D. WATSON, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

532542

532551

3909-005BD-00500

3909-005BD-00400

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 **\$92,500.00**.

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 26 day of January, 04.

  
MARK A. MILLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan 26, 2004 by MARK A. MILLER.



(Notary Public for Oregon)

My commission expires 12/17/05

26.00  
x m

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**06041**

**PARCEL 1:**

A portion of the SE1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 1,564 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence South 380 feet; thence East 275 feet to the true point of beginning of this description; thence North a distance of 100 feet, more or less, thence East at right angles to said East line a distance of 70 feet to a point; thence South parallel to said East line a distance of 100 feet; more or less; thence West 70 feet to the point of beginning.

**PARCEL 2**

The following real property in Klamath County, Oregon:

A portion of the SE1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1564 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 380 feet more or less to the North line of Lindley Way; thence East along the North line of Lindley Way 205 feet to the Southeast corner of a tract heretofore conveyed to Carl Range in Deed Volume 347 at page 427, Klamath County Records, which is the true point of beginning of this description; thence North along the East line of said Range tract a distance of 100 feet; thence East parallel to the North line of Lindley Way a distance of 70 feet; thence South parallel to the East line of said Range tract a distance of 100 feet more or less to the North line of Lindley Way; thence West along the North line of Lindley Way a distance of 70 feet more or less to the point of beginning.

Tax Account No.: 3909-005BD-00500-000  
Tax Account No.: 3909-005BD-00400-000

Key No.: 532542  
Key No.: 532551