

'04 MAR 26 PM 2:15

After Recording Return to:

PAMELA F. MILES

527 Nosler

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

PAMELA F. MILES

Same As Above

A- 58592 AF

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State of Oregon, County of Klamath

Recorded 03/26/2004 2:15 p m

Vol M04 Pg 16998-99

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

JESSE L. SWAFFORD and BARBARA D. SWAFFORD, herein called grantor, convey(s) to PAMELA F. MILES, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$59,900.00.

(here comply with the requirements of ORS 93.930)

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 3-25-04

Jesse L. Swafford
JESSE L. SWAFFORD

Barbara Swafford
BARBARA D. SWAFFORD

STATE OF Oregon, County of Klamath) ss.

On March 25, 04 personally appeared the above named JESSE L. SWAFFORD and BARBARA D. SWAFFORD and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058592

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires:

Official Seal



26.00

16999

Exhibit A

A parcel of land being a portion of Lots 8 and 9, Block 2 of FAIRHAVEN HEIGHTS, a duly recorded subdivision being in the NW 1/4 NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 9; thence North 41° 45' 00" West along the Southwesterly line of said Lots 9 and 8, 122.00 feet; thence North 52° 17' 03" East 64.34 feet; thence North 72° 33' 33" East 55.86 feet to a point on the East line of said Lot 9; thence South 08° 52' 00" West 148.90 feet to the point of beginning of this description, with bearings and distances based on the Survey of said Property Line Adjustment 41-96.