

04 MAY 11 AM 11:26

NTC-64919 MS

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
James C. and Eleanor M. Miller  
956 Kings Canyon  
El Dorado Hills, CA 95762

A.P.N.

Vol M04 Page 28603

State of Oregon, County of Klamath  
Recorded 05/11/2004 11:26a m  
Vol M04 Pg 28603-04  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

## WARRANTY DEED

**GRANITE PROPERTIES, INC., A CALIFORNIA CORPORATION, Grantor hereby grants, bargains, sells, warrants and conveys to JAMES C. MILLER AND ELEANOR M. MILLER, husband and wife, as Joint Tenants, Grantees and grantees' 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:**

**SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.**

862141	3809-019CB-01700
862150	3809-019CB-01800
862169	3809-019CB-01900

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

And 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 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/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.

**GRANIT PROPERTIES, INC., a California corporation**


By: 

**Jane Mervine, Sr. Vice President**

State of California )  
County of Placer ) ss

On May 10, 2004 before me, Suzanne M. Ayers, personally appeared Jane Mervine personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary's Signature



2600 am

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

**28604**

**PARCEL 1:**

Lot 47 in Block 1 of FIRST ADDITION TO HARBOR ISLES, TRACT NO. 1252, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lots 45 and 46 in Block 1 of FIRST ADDITION TO HARBOR ISLES, TRACT 1252, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.:	3809-019CB-01700-000	Key No.:	862141
Tax Account No.:	3809-019CB-01800-000	Key No.:	862150
Tax Account No.:	3809-019CB-01900-000	Key No.:	862169