

'04 AUG 18 AM 10:44

Vol M04 Page 54180

After Recording Return to:

Ana Delfosse

484 Neil Creek Rd.  
Ashland, OR 97520

State of Oregon, County of Klamath  
Recorded 08/18/04 10:44 a m  
Vol M04 Pg 54180-81  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements  
shall be sent to the name and address shown above.

Aspen: 59024 MA  
**WARRANTY DEED**  
(INDIVIDUAL)

**TIMOTHY J. MILES and MARY ELLEN MILES, husband and wife, herein called Grantors, convey(s) to ANA DELFOSSE, a single woman, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

**SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.**

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 **\$115,900.00.**  
(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.**

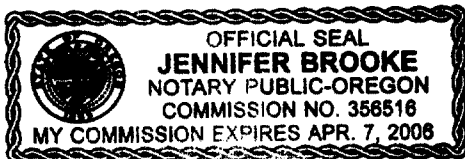
Dated August 12, 2004

Timothy Miles by Margot Miles  
his attorney in fact  
TIMOTHY J. MILES by Margot Miles, his attorney in fact

Mary Ellen Miles by Margot Miles  
her attorney in fact  
MARY ELLEN MILES by Margot Miles, her Attorney in fact

STATE OF OREGON, County of Darwin ss.

On August 13, 2004, personally appeared the above named MARGOT MILES, as attorney in fact for TIMOTHY J. MILES and MARY ELLEN MILES and acknowledged the foregoing to be her voluntary act and deed and that of said principals.



Before me:

Jennifer Brooke  
Notary Public for Oregon  
My commission expires April 7, 2006

This Document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059024

26X

## Exhibit "A"

**All that part of Lots 1 and 2, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, bounded as follows:**

**Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of Tenth Street, 100.0 feet; thence Southwesterly at right angles, 44.1 feet; thence Southeasterly 101.5 feet, more or less, to the Northerly line of High Street to a point 40.0 feet Westerly from the point of beginning; thence Easterly 40.0 feet to the point of beginning.**