



MTT-67743 MS

Vol M04 Page 88150

State of Oregon, County of Klamath  
Recorded 12/23/04 3:15 p m  
Vol M04 Pg 88150-51  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESE

After recording return to:

Nathaniel H. Risley

5893 Kibler Rd

Paradise, CA 95969

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

Nathaniel H. Risley

5893 Kibler Rd

Paradise, CA 95969

Escrow No. MT67743-MS

### STATUTORY WARRANTY DEED

**Timothy J. Miles and Mary Ellen Miles, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Nathaniel H. Risley and Jennifer E. Risley, as tenants by the entirety**, 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**

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 **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.

Dated this 21 day of December, 2004

Timothy Miles  
Timothy J. Miles

By Margot Miles  
Margot Miles, his attorney in fact

Mary Ellen Miles  
Mary Ellen Miles

by Margot Miles  
Margot Miles, her attorney in fact

State of Oregon  
County of Jackson

This instrument was acknowledged before me on Dec. 21, 2004 by Margot Miles, as attorney in fact for Timothy J. Miles and for Mary Ellen Miles.



[Signature]  
(Notary Public for Oregon)

My commission expires Oct. 8, 2006

2600

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

**PARCEL 1:**

Lot 16, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

**ALSO**

Beginning at the Northeast corner of Lot 16, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, and running thence East along the North line of Lot 15, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, a distance of 10 feet; thence South and parallel with the East line of said Lot 16, a distance of 92 feet; thence West a distance of 10 feet to the Southeast corner of Lot 16 aforesaid; thence North 92 feet to the point of beginning, being a portion of Lot 15, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon

**PARCEL 2:**

Beginning at the Southeast corner of Lot 7, re-subdivision of Block 23, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 16 feet to the Northeast corner of the vacated alley; thence South a distance of 58 feet to the Northwest corner of Lot 6; thence Southwesterly to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West along the North line of Jay Street to the point of beginning.

**SAVING AND EXCEPTING**

Beginning at the Southeast corner of Lot 7; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 92 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 92 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West along the North line of Jay Street to the point of beginning.

**PARCEL 3:**

Lot 15 in Block 23, INDUSTRIAL 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.

EXCEPTING THEREFROM that portion beginning at the Northwest corner of said Lot 15; thence East along the North line of said Lot, a distance of 10 feet; thence South parallel with the West line of said Lot, a distance of 92 feet; thence West 10 feet to the most Westerly Southwest corner of said Lot; thence North a distance of 92 feet to the point of beginning.

Tax Account No: 3809-033AB-07700-000  
Tax Account No: 3809-033BA-00100-000

Key No: 418159  
Key No: 417061