

MTZ-69738 TM



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State of Oregon, County of Klamath
Recorded 06/09/05 3:08 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

THIS SPACE RE

After recording return to:

JOSEPH A. MIRANDA

3504 LAVERNE AVENUE

KLAMATH FALLS, OR 97601

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

JOSEPH A. MIRANDA

3504 LAVERNE AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT69738-TM

STATUTORY WARRANTY DEED

BRIAN K. JOHNSON, Grantor(s) hereby convey and warrant to **JOSEPH A. MIRANDA and CANDI MIRANDA**, 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:

The Westerly 180 feet of Lot 18 in Block 2 of **SECOND ADDITION TO ALTAMONT ACRES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 90 feet thereof.

Tax Account No: 3909-010DB-02600-000

Key No: 545841

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 **\$100,250.00**.

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 8 day of June, 2005

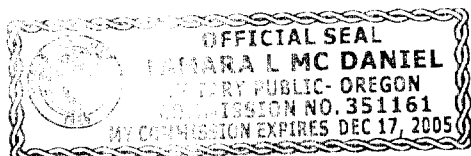
BRIAN K. JOHNSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8, 2005 by BRIAN K. JOHNSON.

(Notary Public for Oregon)

My commission expires 12/17/05



21.00 am