



After recording return to:
Land America 1031 Exchange
Services
5851 Wocus Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Land America 1031 Exchange Services
5851 Wocus Road
Klamath Falls, OR 97601

File No.: 7021-654616 (DMC)
Date: August 17, 2005

State Of Oregon, County Of Klamath

M05-62434

08/22/2005 12:11:59 PM

Of Pages 4 Fee: \$36.00

STATUTORY WARRANTY DEED

John L. Miles and Thomas V. Miles not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Clyde E. Wilson and Kathy M. Wilson, as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$"The true consideration for this conveyance is pursuant to an IRC 1031 tax deferred exchange on behalf of said Grantee herein..** (Here comply with requirements of ORS 93.030)

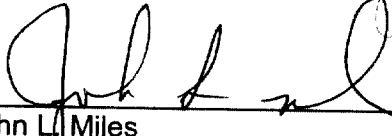
36 F

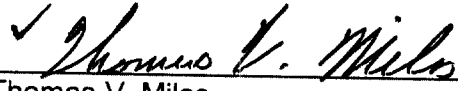
APN: 428923

Statutory Warranty Deed
- continued

File No.: 7021-654616 (DMC)
Date: 08/17/2005

Dated this 17 day of August, 2005.

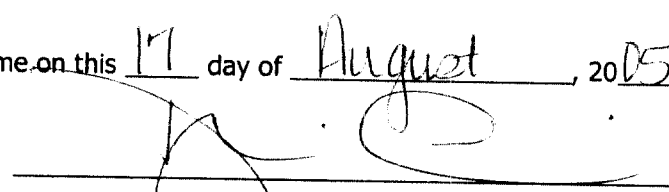

John L. Miles


Thomas V. Miles

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 17 day of August, 2005
by **John L. Miles and Thomas V. Miles.**




Notary Public for Oregon
My commission expires: 11/7/05

ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Placer

On Aug 18, 2005 before me, The Undersigned
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

Personally appeared Thomas V. Miles
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Christina Shortz
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL(S)
☐ CORPORATE OFFICER(S) _____ TITLE(S) _____
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Type or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____



APN: 428923

Statutory Warranty Deed
- continued

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EXHIBIT A

LEGAL DESCRIPTION:

A Portion of the SE1/4NW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is 484.54 feet North along the quarter line from the center of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, and running thence North 88°49' West a distance of 378.15 feet to a point which is on the Easterly right of way line of the Dalles-California Highway, thence North 6°02' East along said Easterly right of way line a distance of 67.75 feet; thence South 89°54'30" East a distance of 370.64 feet, more or less, to a point which is on the North South quarter line of said Section 7; thence South along said quarter line a distance of 67.95 feet, more or less, to the point of beginning