

M05-69227

Klamath County, Oregon 11/16/2005 03:10:55 PM Pages 1 Fee: \$21.00

After recording Patrick Milner	return to:	
_2526 Yonna	St.	
Klamath Falls, OR 97601		
Until a change i tax statements s The following a	hall be sent to	
Patrick Milner		
2526 Yonna Klamath Falls, G		
Escrow No. Title No.	MT72163-DS 0072163	A Section of the sect

Tunis

## STATUTORY WARRANTY DEED

Bert 7. King, Jr. and Sandra Louise King, as tenants by the entirety, Grantor(s) hereby convey and warrant to Patrick Milner and Shelly Milner, 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:

A parcel of land situated in Lots 2 and 3 of Block 12, TRACT 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, BUENA VISTA ADDITION to the City of Klamath Falls being more particularly described as follows:

Beginning at a point lying South 09° 32' 02" West 42.59 feet from the Northeast corner of Lot 2, Block 12, TRACT NO. 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13 AND 14, BUENA VISTA 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; thence continuing South 09° 32' 02" West 71.00 feet to a point; thence South 83° 07' 15" West 143.02 feet to a point; thence North 01° 00' 34" East, 70 feet to a point; thence North 83° 07' 15" East 151.02 feet to the point of beginning being a portion of Lots 2 and 3 of said Block 12.

Tax Account No: 3809-019CD-05100-000 Key No: 435611

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 \$229,000.00.

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 / day of // ZOOS.

Bert T. King, Jr.
Tunis
Sandra Louise King

State of Oregon

State of Oregon County of KLAMATH

(Notary Public for Oregon)

My commission expires 9-8-09

