

MTL-72163 DS



**M05-69227**

Klamath County, Oregon

11/16/2005 03:10:55 PM

Pages 1 Fee: \$21.00

After recording return to:

Patrick Milner

2526 Yonna St.

Klamath Falls, OR 97601

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

Patrick Milner

2526 Yonna St.

Klamath Falls, OR 97601

Escrow No. MT72163-DS

Title No. 0072163

SWD

### STATUTORY WARRANTY DEED

Tunis

Bert T. 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 14 day of NOV, 2005

Bert T. King, Jr.  
Tunis

Sandra Louise King

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 11-14-, 2005 by Bert T. King, Jr. and Sandra Louise King.  
Tunis

(Notary Public for Oregon)

My commission expires 9-8-09

