

MTC- 727 86<sup>st</sup>  
THIS



**M06-01517**

Klamath County, Oregon

01/25/2006 02:29:55 PM

Pages 3 Fee: \$31.00

After recording return to:

MATTHEW MILES

1205 PACIFIC TERRACE

Klamath Falls, OR 97601

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

MATTHEW MILES

1205 PACIFIC TERRACE

Klamath Falls, OR 97601

Escrow No. MT72786-SH

Title No. 0072786

SWD

### STATUTORY WARRANTY DEED

**TIMOTHY A. FOUGHT and MARCIA L. HARRIS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **MATTHEW MILES and BEVERLEY MILES, 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 **\$239,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 18 day of Jan, 2006

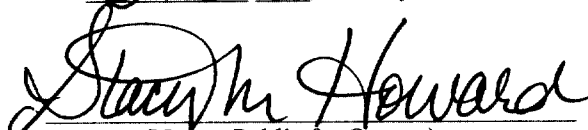
  
TIMOTHY A. FOUGHT

  
MARCIA L. HARRIS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan 18, 2006 by ~~TIMOTHY A. FOUGHT~~ and MARCIA L. HARRIS.



  
(Notary Public for Oregon)  
My commission expires 11/18/2007

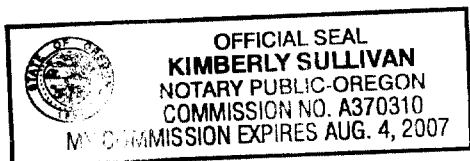
31.00

State of Oregon  
County of *Multnomah*

This instrument was acknowledged before me on *January 20*, 2006 by TIMOTHY A. FOUGHT.

*Kimberly Sullivan*  
(Notary Public for Oregon)

My commission expires *8/4/07*



Unofficial Copy

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

A portion of Lots 7 and 8, Block 47, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Lot 7; thence Northeasterly, along the South boundary of said Lot 7, 160 feet to the true point of beginning; thence Northwesterly, parallel with Haskin Street, 100 feet to the North boundary of said Lot 8; thence Southwesterly, along the North boundary of said Lot 8, 55 feet to a point; thence Southeasterly, parallel with Haskin Street, 100 feet to a point on the South line of said Lot 7; thence Northeasterly along said South line 55 feet more or less to the point of beginning.

Tax Account No: 3809-028CD-00900-000

Key No: 373161