

mtc-73148TM



M06-01795

Klamath County, Oregon

01/30/2006 02:44:05 PM

Pages 1 Fee: \$21.00

After recording return to:

BEVERLEY MILES

602 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

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

BEVERLEY MILES

602 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

Escrow No. MT73148-TM

Title No. 0073148

SWD

STATUTORY WARRANTY DEED

BRAD BAER, Grantor(s) hereby convey and warrant to **BEVERLEY MILES and MATTHEW 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:

Lot 5 in Block 5 of EWAUNA HEIGHTS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BD-05500-000

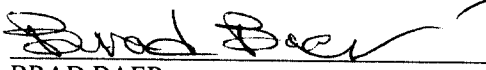
Key No: 474490

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 **\$60,000.00**.

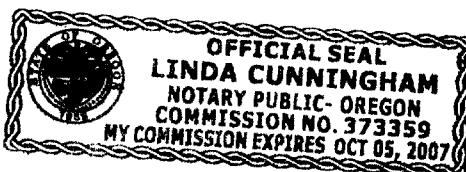
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

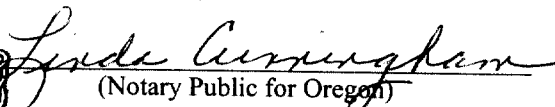
Dated this 30 day of January, 2006.


BRAD BAER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on JANUARY 30 2006 by BRAD BAER.




(Notary Public for Oregon)

My commission expires 10-5-2007

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