



M06-05909

Klamath County, Oregon

03/29/2006 03:09:56 PM

Pages 1 Fee: \$21.00

After recording return to:

Matthew A. Miles

1205 Pacific Terrace

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Matthew A. Miles

1205 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT73471-MS

Title No. 0073471

SWD

### STATUTORY WARRANTY DEED

**Patricia Frabotta, Trustee of the Patricia Frabotta Loving Trust, Dated June 22, 1994, and any amendments thereto,** Grantor(s) hereby convey and warrant to **Matthew A. 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:

Lot 1 in Block 2, FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CA-00600-000

Key No: 300418

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:

**Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.**

**Dated: December 7, 2001**

**Recorded: December 11, 2001 in Volume M01, page 63292, Microfilm Records of Klamath County, Oregon**

**BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED AND SELLERS SHALL SAVE BUYERS HARMLESS THEREFOR.**

The true and actual consideration for this conveyance is **\$90,000.00**.

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 29th day of March, 2006

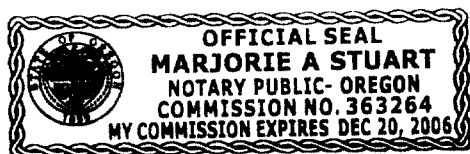
Trustee of the Patricia Frabotta Loving Trust, Dated June 22, 1994, and any amendments thereto

BY Patricia Frabotta  
Patricia Frabotta, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3/29, 2006 by Patricia Frabotta, Trustee of the Patricia Frabotta Loving Trust, Dated June 22, 1994, and any amendments thereto.



(Notary Public for Oregon)

My commission expires 12/20/2006

21.0