

MT74328 UP

THIS SPACE RES



M06-09885

Klamath County, Oregon

05/16/2006 02:52:16 PM

Pages 2 Fee: \$26.00

After recording return to:

Steven L. Miller

1604 N. Cora Street

Ellensburg, WA 98926

Until a change is requested all

tax statements shall be sent to

The following address:

Steven L. Miller

1604 N. Cora Street

Ellensburg, WA 98926

Escrow No. MT74328-KR

Title No. 0074328

SWD

STATUTORY WARRANTY DEED

Kashin, Limited Partnership, an Oregon Limited Partnership, Grantor(s) hereby convey and warrant to **Steven L. Miller**, 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 **\$151,000.00**.

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 10th day of May, 2006.

Kashin, Limited Partnership, an Oregon Limited Partnership

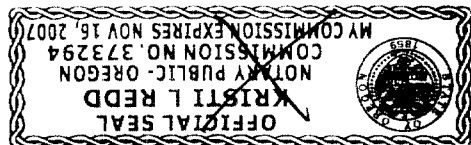
BY: [Signature]
Jeff Sargo, Partner

BY: [Signature]
Randy Moss, Partner



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 10, 2006 by Jeff Sargo and Randy Moss as Partners for Kashin, Limited Partnership, an Oregon Limited Partnership.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Block 44, NICHOLS ADDITION, 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 a point on the Northwestern line of Block 44, NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville) Oregon, which point is 90 feet Northeasterly from the most Westerly corner of said Block; thence Northwesternly parallel with Ninth Street 55 feet to the centerline of the vacated alley; thence Northeasterly along the centerline of the vacated alley 45 feet; thence Southeasterly, at right angles, 5 feet to the Southerly line of the vacated alley; thence Northeasterly along the Southeasterly line of the alley 20.65 feet, more or less, to the dead end of Washington Street; thence Southeasterly along the dead end of Washington Street 50 feet to the Northwesternly line of said Block 44; thence Southwesterly 65.76 feet, more or less, to the place of beginning.

Tax Account No: 3809-029DC-14800-000

Key No: 369167