

M06-14487

Klamath County, Oregon

07/18/2006 03:42:28 PM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Richard Miller and Teresa Miller ~~381~~
2019 Aero Way, Suite 103, PMB ~~981~~
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Richard Miller and Teresa Miller ~~381~~
2019 Aero Way, Suite 103, PMB ~~981~~
Medford, OR 97504

File No.: 7021-827083 (DMC)
Date: July 14, 2006

STATUTORY WARRANTY DEED

California Union Properties, Grantor, conveys and warrants to **Richard Miller and Teresa Miller as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 18 day of July, 2006.

31. F

APN: R191928

Statutory Warranty Deed
- continued

File No.: 7021-827083 (DMC)
Date: 07/14/2006

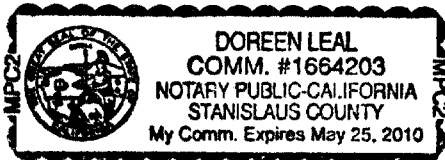
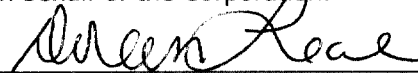
California Union Properties



By: John Myrtakis, President

STATE OF California)
County of Stanislaus)ss.

This instrument was acknowledged before me on this 1st day of July (OPL), 2004
by John Myrtakis as President of California Union Properties, on behalf of the Corporation.



Notary Public for California
My commission expires: 5/25/10

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land situated in the South one-half of the Northeast one-quarter of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East-West center line of the Northeast one-quarter, from which a 5/8" rebar with aluminum cap marking the Center-North one-sixteenth corner of Section 15 bears South 89° 25' 20" West 484.01 feet; thence North 89° 25' 20" East 1066.42 feet, along the South boundary of "Woodland Park" to a 5/8" rebar, thence South 777.34 feet to a 5/8" rebar on the center line of a 60 foot private roadway easement thence along the center line of said roadway easement as follows: along the arc of a 458.60 foot radius curve to the left 219.49 feet; thence North 78 degrees 36' 26" West 436.87 feet; thence North 75° 35' 04" West 131.21 feet; thence along the arc of a 262.74 foot radius curve to the left 201.07 feet; thence South 60° 34' 09" West 137.38 feet to a 5/8" rebar; thence leaving said roadway easement, North 648.53 feet to the point of beginning.