

MTC 76012-KR



THIS SPACE

2006-016461
Klamath County, Oregon



00001289200600164610020027

08/15/2006 03:31:23 PM

Fee: \$26.00

After recording return to:

Chester B. Miller
2397 Lake Shore Drive
Klamath Falls, OR 97601

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

Chester B. Miller
2397 Lake Shore Drive
Klamath Falls, OR 97601

Escrow No. MT76012-KR
SWD-EM

STATUTORY WARRANTY DEED

Ronald T. Williams, Trustee of the Barbara G Williams Revocable Living Trust,, Grantor(s) hereby convey and warrant to **Chester B. 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:

LEGAL DESCRIPTION

Lot 29 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING the following:

Beginning at a point on the Southwesterly boundary line of Lot 29 in LAKEWOODHEIGHTS, which point is 143.2 feet Northwesterly from the most Southerly corner of said Lot 29; thence Northwesterly along said boundary line a distance of 47.8 feet to an iron pin at the most Westerly corner of the said Lot 29; thence North 69° 24' East a distance of 138.6 feet to the most Northerly corner of said Lot 29; thence Southeasterly along the Westerly right of way line of secondary Highway No. 421, 42.13 feet; thence Southwesterly in a straight line to the point of beginning, said tract being approximately the Northwesterly one-half of Northwesterly one-half of Tract 29, LAKEWOOD HEIGHTS in Section 23, Township 38 South, Range 8 East of the Willamette Meridian Klamath County, Oregon.

Tax Account No: 3808-023DC-03500-000

Key No: 422634

26.00

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$175,000.00**.

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 28 day of July 2006

Ronald T. Williams, Trustee of the Barbara G Williams Revocable Living Trust, dated November 12, 1999

BY: Ronald T. Williams, Trustee
Ronald T. Williams, Trustee

STATE OF CALIFORNIA

COUNTY OF Santa Barbara ss. Barbara

On July 28, 2006 before me, Hilda Lopez, Public Notary personally appeared Ronald T. Williams, Trustee of the Barbara G Williams Revocable Living Trust, dated November 12, 1999 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Hilda Lopez

