

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC 78477-KR

Matthew and Beverley Miles

2007-009691

Klamath County, Oregon



00023507200700096910040041

SPACE RES

05/30/2007 11:18:02 AM

Fee: \$36.00

RECC

Grantor's Name and Address

Braxton & Maddy Inc. an Oregon Corp.

1205 Pacific Terrace

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

same as above

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Beverley S. Miles and Matthew A. Miles,
as tenants by the entirety
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Braxton & Maddy Inc.,
an Oregon corporation
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

*Recorded to correct vesting on Warranty Deed, recorded 5/31/05, Vol. M05,
 Page 39854.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ① However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
 which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
 by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

Beverley S. Miles
 Beverley S. Miles

Matthew A. Miles
 Matthew A. Miles

STATE OF OREGON, County of Klamath ss.

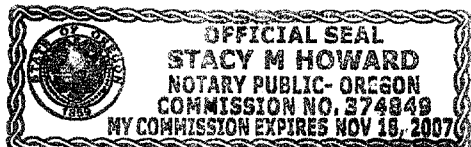
This instrument was acknowledged before me on May 25, 2007
 by Beverley S. Miles & Matthew A. Miles

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

Nov 18, 2007

30

EXHIBIT "A"

**Lot 9, Block 1, Tract No. 1031, SHADOW HILLS SUBDIVISION - 1,
in the County of Klamath, State of Oregon. SAVING AND
EXCEPTING the following described parcel:**

Beginning at the Southeast corner of said Lot 9; thence North 08 degrees 54' 14" East, along the East line of said Lot 9, 94.13 feet to the Northwest corner of Lot 14 of said Block 1; thence North 73 degrees 56' 00" West 6.50 feet; thence South 30 degrees 20' 13" West 33.03 feet; thence South 19 degrees 49' 00" West 34.50 feet; thence South 08 degrees 16' 08" West 31.55 feet to a point on the South line of said Lot 9; thence along the arc of a curve to the right (radius point bears South 03 degrees 14' 02" West 250.00 feet and central angle equals 05 degrees 40' 12") 24.74 feet to the point of beginning, with bearings based on said "Tract No. 1031 Shadow Hills -1",.

CODE 63 MAP 3809-35CB TL 1300

05 MAY 31 AM 11:21

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FORM No. 833 - WARRANTY DEED (Individual or Corporate)

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



EA

Beverley Miles

Vol M05 Page 39854

Grantor's Name and Address

Braxton + Maddy Inc.

Grantee's Name and Address

Braxton + Maddy Inc.
1205 Pacific Terrace
K. Falls, OR 97101

After recording, return to (Name, Address, Zip):
no change

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Same as above

State of Oregon, County of Klamath
Recorded 05/31/05 11:21 AM
Vol M05 Pg 39854-55
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Beverley Miles

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Braxton + Maddy Inc.
an Oregon Corporation

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached exhibit 'A'

R-3809-0352B-01300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols "", if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on May 27, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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.

Beverley Miles

STATE OF OREGON, County of Klamath ss. May 27, 2005

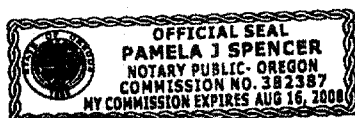
This instrument was acknowledged before me on by BEVERLEY MILES

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 8/16/2008

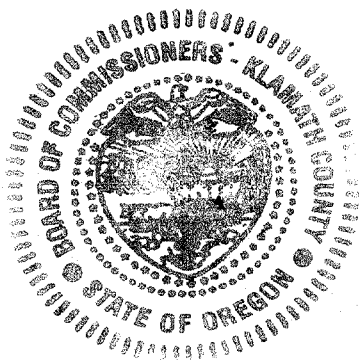
39855
15648

EXHIBIT "A"

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in the County of Klamath, State of Oregon. SAVING AND
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Beginning at the Southeast corner of said Lot 9; thence North
08 degrees 54' 14" East, along the East line of said Lot 9,
94.13 feet to the Northwest corner of Lot 14 of said Block 1;
thence North 73 degrees 56' 00" West 6.50 feet; thence South 30
degrees 20' 13" West 33.03 feet; thence South 19 degrees 49'
00" West 34.50 feet; thence South 08 degrees 16' 08" West 31.55
feet to a point on the South line of said Lot 9; thence along
the arc of a curve to the right (radius point bears South 03
degrees 14' 02" West 250.00 feet and central angle equals 05
degrees 40' 12") 24.74 feet to the point of beginning, with
bearings based on said "Tract No. 1031 Shadow Hills -1",

CODE 63 MAP 3809-35CB TL 1300



STATE OF OREGON)
County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 5-11-07
LINDA SMITH, Klamath County Clerk
By: Jessie Costello, Deputy