

UTC 87084-SH

THIS SPACE R

2010-003147

Klamath County, Oregon



03/10/2010 03:22:54 PM

Fee: \$42.00

After recording return to:

ERIN L. MILES

717 ROOSEVELT STREET

KLAMATH FALLS, OR 97601

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

ERIN L. MILES

717 ROOSEVELT STREET

KLAMATH FALLS, OR 97601

Escrow No. MT87084-SH

Title No. 0087084

SWD r.012910

STATUTORY WARRANTY DEED

INTEGRAL YOUTH SERVICES, INC., AN OREGON NONPROFIT CORPORATION, Grantor(s) hereby convey and warrant to **ERIN L. MILES,** 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 **\$153,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 9th day of March, 2010.

INTEGRAL YOUTH SERVICES, INC.

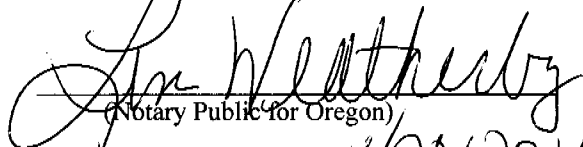
BY:


BRUCE BEESON, ASSISTANT DIRECTOR

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 9, 2010 by BRUCE BEESON AS ASSISTANT DIRECTOR OF INTEGRAL YOUTH SERVICES, INC.


(Notary Public for Oregon)

My commission expires 11/20/2011



42AmT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 and the Southwesterly 8.0 feet of Lot 8, Block 15 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion of Lot 7 described in Deed Volume 249 at page 680, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 7; thence Northeasterly along the Northwestern line of Lot 7 a distance of 27 feet to a point; thence Southeasterly parallel to the line between Lots 6 and 7, a distance of 50 feet to a point; thence Southwesterly parallel to the Northwestern line of said Lot 7 a distance of 27 feet to a point on the line between said Lots 6 and 7; thence Northwesterly along said line a distance of 50 feet to the point of beginning.