

**M05-61873**

08/12/2005 03:28:07 PM

# Of Pages 2 Fee: \$26.00



After recording return to:  
Regan Pollock  
PO Box 8388  
Bend, OR 97708

Until a change is requested all tax statements  
shall be sent to the following address:  
Regan Pollock  
PO Box 8388  
Bend, OR 97708

File No.: 7064-611653 (RJB)  
Date: August 09, 2005

## **STATUTORY WARRANTY DEED**

**Bernard Miller and Claudette Miller as tenants by the entirety**, Grantor, conveys and warrants to **Regan Pollock**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 26 in Block 4 of Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The 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.

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.

The true consideration for this conveyance is **\$38,000.00**. (Here comply with requirements of ORS 93.030)

26F

APN: R164618

Statutory Warranty Deed  
- continued

File No.: 7064-611653 (RJB)  
Date: 08/09/2005

Dated this 10 day of August, 2005.

Bernard Miller  
Bernard Miller

Claudette Miller  
Claudette Miller

STATE OF Oregon )  
County of Klamath )ss.  
Win )

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2005  
by **Bernard Miller and Claudette Miller**.

Stacey Delepierre

Notary Public for Oregon  
My commission expires:

Aug. 13, 2007

