

MT7-71781SH



**M05-66519**

Klamath County, Oregon

10/13/2005 03:12:27 PM

Pages 1 Fee: \$21.00

After recording return to:

Lucas J. Frederickson

5422 GATEWOOD DRIVE

Klamath Falls, OR 97603

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

Lucas J. Frederickson

5422 GATEWOOD DRIVE

Klamath Falls, OR 97603

Escrow No. MT71781-SH

Title No. 0071781

SW13

### STATUTORY WARRANTY DEED

**Larry R. Miller, Jr. and Delores R. Miller, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Lucas J. Frederickson**, 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:

Lot 8 in Block 8 of TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014DB-07900-000

Key No: 575719

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 **\$182,500.00**.

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.

Dated this 10<sup>th</sup> day of October, 2005.

Larry R. Miller Jr.  
Larry R. Miller, Jr.

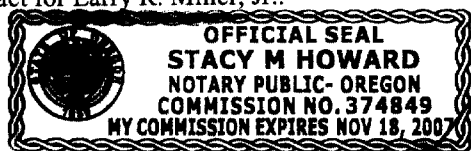
By: Delores R. Miller Attorney in fact  
Delores R. Miller, his attorney in fact

Delores R. Miller  
Delores R. Miller

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2005 by Delores R. Miller, Individually and as attorney in fact for Larry R. Miller, Jr..



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

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