



MT75651-MS

After recording return to:

Greg A. Miller

1919 Portland Street

Klamath Falls, OR 97601

THIS SPACE

**M06-14251**

Klamath County, Oregon

07/14/2006 03:41:22 PM

Pages 2 Fee: \$26.00

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

Greg A. Miller

1919 Portland Street

Klamath Falls, OR 97601

Escrow No. MT75651-MS  
SWD-EM

### STATUTORY WARRANTY DEED

**Alfred C. Lutz and Anne Van Nuys, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Greg A. 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:

The Northeasterly 1/2 of Lot 17, Block 36, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028BC-08900-000

Key No: 217410

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 **\$108,000.00**.

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.

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

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Dated this 12<sup>th</sup> day of July, 2006

Alfred C. Lutz  
Alfred C. Lutz

Anne Van Nuys  
Anne Van Nuys

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7/12, 2006 by Alfred C. Lutz and Anne Van Nuys.



M Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06