



THIS SPACE RESEI

2006-017858  
Klamath County, Oregon



09/05/2006 03:23:04 PM

Fee: \$21.00

After recording return to:

JAMES MILLER JR.

14832 LAUREL

LAPINE, OR 97739

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

JAMES MILLER JR.

14832 LAUREL

LAPINE, OR 97739

Escrow No. MT76444-LW

Title No. 0076444

SWD

mtc- 76444 LW

### STATUTORY WARRANTY DEED

**THOMAS MELVIN WHITEFORD AND VIRGINIA MARIE WHITEFORD, TRUSTEES OF THE WHITEFORD FAMILY TRUST DATED OCTOBER 8, 1999**, Grantor(s) hereby convey and warrant to **JAMES MILLER JR.**, 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 10, Block 3, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3611-007B0-05700-000

Key No: 346058

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 **\$9,000.00**.

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.

Dated this 28 day of AUGUST, 2006

THOMAS MELVIN WHITEFORD AND VIRGINIA MARIE WHITEFORD, TRUSTEES OF THE WHITEFORD FAMILY TRUST DATED OCTOBER 8, 1999

BY: Thomas Melvin Whiteford  
THOMAS MELVIN WHITEFORD, TRUSTEE

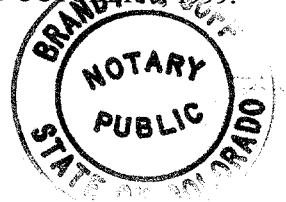
BY: Virginia Marie Whiteford  
VIRGINIA MARIE WHITEFORD, TRUSTEE

State of Colorado  
County of Montezuma

This instrument was acknowledged before me on August 28, 2006 by THOMAS MELVIN WHITEFORD AND VIRGINIA MARIE WHITEFORD, TRUSTEES OF THE WHITEFORD FAMILY TRUST DATED OCTOBER 8, 1999.

Zandy A. Cobb  
(Notary Public)

My commission expires 7-27-09



21.0