



THIS SPACE RESEI

2006-023909

Klamath County, Oregon



00010043200600239090010017

11/30/2006 03:40:38 PM

Fee: \$21.00

After recording return to:

Timothy S. Cleland

10029 McGuire Ave.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Timothy S. Cleland

10029 McGuire Ave.

Klamath Falls, OR 97603

Escrow No. MT77509-DS

Title No. 0077509

SWD

MT77509^{DS}

STATUTORY WARRANTY DEED

Craig H. Miller and Kathleen N. Miller, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy S. Cleland and Julie Cleland, as tenants by the entirety**, 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 2, Block 6, FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$225,000.00**.

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 Nov, 2006.

Craig H. Miller

Kathleen N. Miller

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 11-28, 2006 by Craig H. Miller and Kathleen N. Miller.

(Notary Public for Oregon)

My commission expires 2-8-09

