

2007-005100

Klamath County, Oregon

After Recording Return to:

MEGAN GENE MILLER

294 N. Stadium Dr. #3
Monmouth, OR 97361

Until a change is requested all tax statements

Shall be sent to the following address:

MEGAN GENE MILLER

Same as above



00018149200700051000010010

03/22/2007 10:55:29 AM

Fee: \$21.00

ATE: 64323 MS

WARRANTY DEED
(INDIVIDUAL)

JAMES M. SEVERIN, herein called grantor, convey(s) to MEGAN GENE MILLER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 55 feet of Lots 5 and 6, Block 65, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029BA TL 07000 KEY #185819

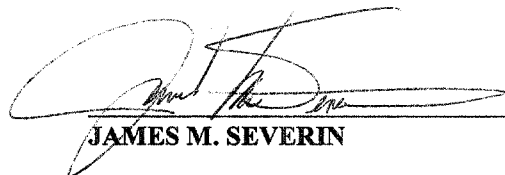
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$69,900.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated February 6, 2007.


JAMES M. SEVERIN

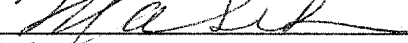
STATE OF OREGON, County of Klamath) ss.

On February 08, 2007 personally appeared the above named JAMES M. SEVERIN and acknowledged the foregoing instrument to be his voluntary act and deed.

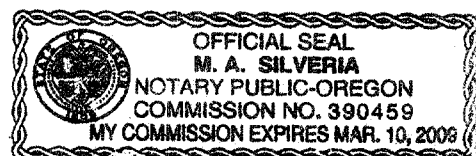
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064323

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$21-A