

THIS SPACE RES

2007-007286

Klamath County, Oregon



04/20/2007 03:31:48 PM

Fee: \$26.00

MT78696-SH

After recording return to:

Robert A. Millard

P.O. BOX 801

Keno, OR 97627

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

Robert A. Millard

P.O. BOX 801

Keno, OR 97627

Escrow No. MT78696-SH

Title No. 0078696

SWD

### STATUTORY WARRANTY DEED

**Lorie A. Backer**, Grantor(s) hereby convey and warrant to **Robert A. Millard and Wendy B. Mathews-Millard, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$180,000.00**.

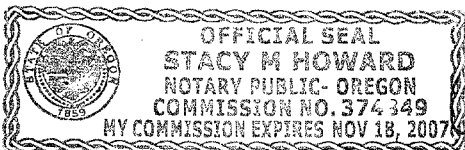
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 19 day of April, 07.

Lorie A. Backer  
Lorie A. Backer

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 19, 2007 by Lorie A. Backer.



Stacy M. Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007

240-

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Parcel 1 of Land Partition 16-94 being the E1/2 NE1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 in Volume M90, page 6991, and January 13, 1994, Volume M94, page 1350, January 18, 1994, Volume M94, page 1869 and June 13, 1994, Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.

**PARCEL 2**

Parcel 2 of Land Partition 16-94, being the E1/2 NE1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 60' wide non-exclusive private easement as set out in Partition 16-94.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 at Volume M90, page 6991, and January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.