

2007-014599

Klamath County, Oregon



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08/17/2007 03:38:11 PM

Fee: \$21.00

After Recording Return to:

CHARLES G. WARD JR and JOANNE M. BERDEEN

626 Chiloduin Dr
Chiloduin OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

CHARLES G. WARD JR and JOANNE M. BERDEEN

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65019MS

MARGARET M. MILLER and WILLIAM E. MILLER, herein called grantor, convey(s) to CHARLES G. WARD JR and JOANNE M. BERDEEN, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 6, 7 and 8, Block 12, CHILOQUIN DRIVE ADDITION TO CHILOQUIN, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3507-003AD TL 01700 KEY# 222921

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 \$175,000.00.
(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 August 13, 2007.

Margaret M Miller
MARGARET M. MILLER

William E Miller
WILLIAM E. MILLER

STATE OF OREGON, County of Klamath) ss.

On August 13, 2007 personally appeared the above named MARGARET M. MILLER and WILLIAM E. MILLER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065019

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

