

2007-017926

Klamath County, Oregon



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10/16/2007 03:13:11 PM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

DONALD M. MILLIRON, III, AKA DONALD MAX MILLIRON, III & RIXIE V. MILLIRON, Grantor,

conveys and warrants to

GALE MILLER and KAREN MILLER, *HUSBAND AND WIFE
Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

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

Tax Account No(s): 87587 87694


Map/Tax Lot No(s): 280801600-01800 280801600-01900


This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$35,000.00 .

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, 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.

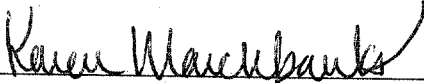
Dated this 27 day of September, 2007.


DONALD MAX MILLIRON, III


RIXIE V. MILLIRON

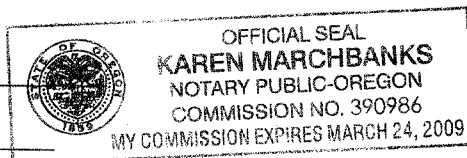
STATE OF OREGON, COUNTY OF Linn) SS.

This instrument was acknowledged before me on September 26, 2007 by DONALD MAX MILLIRON, III and RIXIE V. MILLIRON.



(Notary Public for Oregon)

My commission expires 3-24-2009



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

Gale & Karen Miller
38197 place Rd
Fall Creek, OR 97438
TITLE NO. 80731
ESCROW NO. 14-0038007

24 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The N1/2 NW1/4 SE1/4 NW1/4, Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The N1/2 NE1/4 SW1/4 NW1/4, Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPT that portion deeded to Oregon Truck Railway, recorded November 14, 1910, in Book 30, page 377, Deed Records of Klamath County, Oregon.