

2007-021573

Klamath County, Oregon



00037721200700215730020021

12/28/2007 03:15:06 PM

Fee: \$26.00



After recording return to:
James T Lipe
5727 Ferndale Place
Klamath Falls, OR 97603

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

James T Lipe
5727 Ferndale Place
Klamath Falls, OR 97603

File No.: 7021-1145664 (ALF)
Date: December 11, 2007

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Scott T. Miller and Lisa L. Miller, as tenants by the entirety, Grantor, conveys and warrants to **James T Lipe**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 38, Block 4 of Tract 1299-Second Addition to Ferndale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$179,000.00**. (Here comply with requirements of ORS 93.030)

F
26

APN: R879944

Statutory Warranty Deed
- continuedFile No.: 7021-1145664 (ALF)
Date: 12/11/2007

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 19th day of December, 20 07.



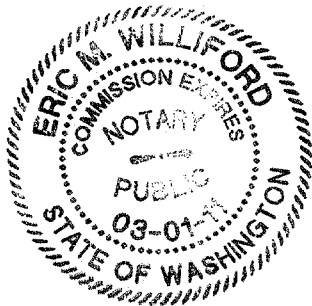
Scott T Miller



Lisa L Miller

STATE OF Washington)
County of Benton) ss.

This instrument was acknowledged before me on this 19th day of December, 20 07
by **Scott T Miller and Lisa L. Miller.**



Notary Public for WAMy commission expires: 3-1-2011