

2008-003021

Klamath County, Oregon



00041464200800030210020025

03/10/2008 03:45:07 PM

Fee: \$26.00



THIS SPACE

After recording return to:

Vard R. Miller and Marla R. Miller

~~2810 Front Street~~ 900 Loma  
Klamath Falls, OR 97601 Linda St

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

Vard R. Miller and Marla R. Miller

~~2810 Front Street~~ 900 Loma  
Klamath Falls, OR 97601 Linda St

File No.: 7021-1174237 (ALF)

Date: February 04, 2008

### STATUTORY WARRANTY DEED

**Dennis K. Hall and Barbara A. Hall, as tenants by the entirety**, Grantor, conveys and warrants to **Vard R. Miller and Marla R. Miller, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

*efor m*  
**LOTS 13, 14 AND 15 IN BLOCK 5 OF SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED FRONT STREET WHICH INURRED THERETO.**

**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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 6 day of March, 20 08

Dennis H Hall  
Dennis Hall

Barbara Hall  
Barbara Hall

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 6 day of March, 20 08  
by **Dennis Hall and Barbara Hall.**

Adrien Fleek

Notary Public for Oregon  
My commission expires: 12-3-10

