

MT82438-KR



THIS SPACE I

2008-007649

Klamath County, Oregon



05/27/2008 03:36:39 PM

Fee: \$21.00

After recording return to:

Nicki Hill

~~4979 Southview Drive~~ 4600 Onyx Ave  
Klamath Falls, OR 97603

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

Nicki Hill

~~4979 Southview Drive~~ 4600 Onyx Ave  
Klamath Falls, OR 97603

Escrow No. MT82438-KR

Title No. 0082438

SWD

### STATUTORY WARRANTY DEED

Lillian Mills, Grantor(s) hereby convey and warrant to Nicki Hill, 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:

Lot 30 of FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$145,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of May, 08.

Lillian Mills  
Lillian Mills

State of Washington

County of Whitman



On this day personally appeared before me Lillian Mills to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that She signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 21 day of May, 2008.

Cheryl M Roden  
Printed Name: Cheryl M Roden  
Notary Public in and for the State of  
Washington residing at Johnson

My appointment expires 2-13-2011

21 MAY 08