

MT82531-MS

THIS SPACE R

2008-008531

Klamath County, Oregon



06/11/2008 03:07:08 PM

Fee: \$26.00

After recording return to:

Clyde J. Miller

7821 Tingley Lane

Klamath Falls, OR 97603

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

Clyde J. Miller

7821 Tingley Lane

Klamath Falls, OR 97603

Escrow No. MT82531-MS

Title No. 0082531

SWD

### STATUTORY WARRANTY DEED

**Patrick D. Conner and Angela D. Conner, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Clyde J. Miller**, 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:

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

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 **\$360,000.00**.

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 10 day of June, 2008

Patrick D. Conner

Angela D. Conner

By Patrick D. Conner, her attorney in fact

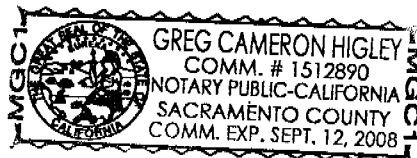
STATE OF CALIFORNIA

COUNTY OF Sacramento SS.

On 6/10, 2008 before me, Greg Cameron Higley personally appeared Patrick D. Conner, individually and as attorney in fact for Angela D. Conner personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



26444

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situate in the NW1/4 NW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of said Section 28, being located South 00° 01' 40" West 251.50 feet from a 5/8 inch iron pin marking the Northwest corner of said Section 28; thence South 89° 58' 20" East 756.58 to a 5/8 inch iron pin; thence North 00° 01' 40" East parallel to the West line of said Section 28 a distance of 200.00 feet; thence North 89° 58' 20" West 756.58 feet to the West line of said Section 28; thence South 00° 01' 40" West 200.00 feet to the point of beginning, EXCEPTING that portion along the Westerly side lying within the Tingley Road right of way.