

UTC 83281-KR

THIS SPACE RE

2008-013576

Klamath County, Oregon



10/01/2008 10:05:16 AM

Fee: \$21.00

After recording return to:  
Michael P. Miranda and Larine L. Miranda,  
Trustees, of The Miranda Family Trust  
agreement, dated 10/20/2000  
11606 N. Golf Link Road  
Turlock, CA 95380

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

Michael P. Miranda and Larine L. Miranda,  
Trustees, of The Miranda Family Trust  
agreement, dated 10/20/2000  
11606 N. Golf Link Road  
Turlock, CA 95380

Escrow No. MT83281-KR

Title No. 0083281

SWD

### STATUTORY WARRANTY DEED

Shane Harley and Mandy Harley, as tenants in common, Grantor(s) hereby convey and warrant to Michael P. Miranda and Larine L. Miranda, Trustees, of The Miranda Family Trust agreement, dated 10/20/2000, 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:

The S1/2 of the NE1/4 of Section 1, Township 39 South, Range 11 1/2 East of the Willamette Meridian, 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:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$350,000.00**.

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 15<sup>th</sup> day of September 2008

Shane Harley  
Shane Harley

Mandy Harley  
Mandy Harley

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 15, 2008 by Shane Harley and Mandy Harley.



Kristi L. Redd  
(Notary Public for Oregon)  
My Commission Expires: 11/16/2011

2/amt