

2008-013945

Klamath County, Oregon



00054523200800139450020025

10/09/2008 11:51:55 AM

Fee: \$26.00



THIS SPACE

After recording return to:
David R. Miller and Julia A. Miller
PO Box 247
Willits, CA 95490

Until a change is requested all tax statements
shall be sent to the following address:
David R. Miller and Julia A. Miller
PO Box 247
Willits, CA 95490

File No.: 7192-1271517 (JLS)
Date: October 03, 2008

STATUTORY WARRANTY DEED

The Swan Family Trust, whose Trustees are, at the time of recording, James A. Swan & Bernadette Swan, Grantor, conveys and warrants to David R. Miller and Julia A. Miller, husband and wife with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 14, BLOCK 9, SECOND ADDITION TO WAGON TRAIL ACREAGES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$70,000.00**. (Here comply with requirements of ORS 93.030)

FL6-

APN: R129104

Statutory Warranty Deed
- continued

File No.: 7192-1271517 (JLS)
Date: 10/03/2008

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 7th day of October, 2008.

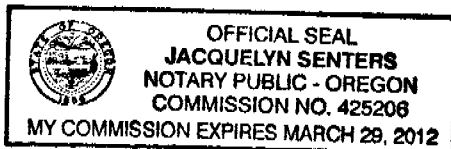
The Swan Family Trust

James A. Swan
James A. Swan, Trustee

Bernadette Swan
Bernadette Swan, Trustee

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 7th day of October, 2008
by James A. Swan and Bernadette Swan as Trustees of The Swan Family Trust, on behalf of the Trust.



Jacquelyn Senters
Jacquelyn Senters
Notary Public for Oregon
My commission expires: March 29, 2012