

2009-012546

Klamath County, Oregon



00072974200900125460020027

09/22/2009 03:30:23 PM

Fee: \$26.00

After Recording Return to:

LARRY R. MILLER and NELDA J. MILLER

*6610 Jungly Lane
Klamath Falls, OR 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

LARRY R. MILLER and NELDA J. MILLER

Same as above

ATE 67053

WARRANTY DEED

(INDIVIDUAL)

JOHN ARTHUR STURGEON, AS SUCCESSOR TRUSTEE OF THE STURGEON 1990 FAMILY TRUST, UNDER AGREEMENT DATED NOVEMBER 15TH, 1990 herein called grantor, convey(s) to LARRY R. MILLER and NELDA J. MILLER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$173,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated September 18, 2009.

STURGEON 1990 FAMILY TRUST

John Arthur Sturgeon successor trustee
BY: JOHN ARTHUR STURGEON, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On *Sept. 18*, 2009 personally appeared the above named JOHN ARTHUR STURGEON, SUCCESSOR TRUSTEE OF THE THE STURGEON 1990 FAMILY TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67053MS

Before me: *Maureen A Silveria*

Notary Public for Oregon

My commission expires: *3/10/2013*

Official Seal

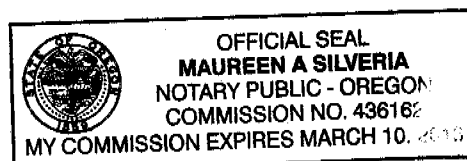
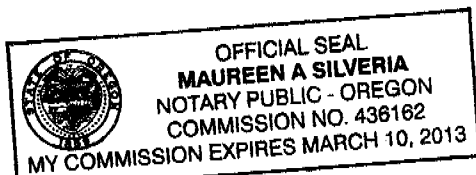


Exhibit A

PARCEL NO. 1 of MINOR LAND PARTITION 32-90, said Land Partition situated in the E 1/2 of Section 20, Township 39 South, Range 9 East, of the Willamette Meridian in Klamath County, Oregon.

CODE: 164 MAP: 3909-02000 TL: 01600 KEY: 581061