

2010-003294

Klamath County, Oregon



00081236201000032940010010

03/15/2010 11:43:32 AM

Fee: \$37.00

After Recording Return to:

DALE A. SEVERNS

5208 Peggy Ave

Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SSAME AS ABOVE

5648 Avalon

Klamath Falls, OR 97603

ATE 67363

WARRANTY DEED

(INDIVIDUAL)

LARRY R. MILLER SR. and NELDA J. MILLER, tenants by the entirety, herein called grantor, convey(s) to DALE A SEVERNS, a married man, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

The Easterly one-half of Lots 13 and 14, Block 33, WEST KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. TOGETHER WITH the Westerly 10 feet of vacated First Street adjacent to Lots 13 and 14, Block 33.

CODE: 004 MAP: 3908-013DA TL: 04600 KEY: 496886

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 \$115,000.00.
(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. *Deed*

Dated November 30, 2009.

Larry R. Miller Sr.
LARRY R. MILLER SR.

Nelda J. Miller
NELDA J. MILLER

STATE OF OREGON, County of Klamath) ss.

On March 12, 2010 personally appeared the above named LARRY R. MILLER SR. and NELDA J. MILLER and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67363PS

Before me:

Notary Public for Oregon

My commission expires: Nov 8, 2013

Official Seal



ATE 37