

2011-003072

Klamath County, Oregon



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03/02/2011 03:20:56 PM

Fee: \$42.00



After recording return to:  
Klamath Basin Habitat for Humanity  
PO Box 476  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Klamath Basin Habitat for Humanity  
PO Box 476  
Klamath Falls, OR 97601

File No.: 7021-1680478 (ALF)  
Date: January 27, 2011

THIS SPACE

1680478

## STATUTORY WARRANTY DEED

**Wayne E. Milburn, Trustee of the Wayne E. Milburn and Alice M Milburn Joint Revocable Living Trust dated February 6, 2002**, Grantor, conveys and warrants to **Klamath Basin Habitat for Humanity**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 31 AND 32 BLOCK 7 ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. 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 **\$donation**. (Here comply with requirements of ORS 93.030)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

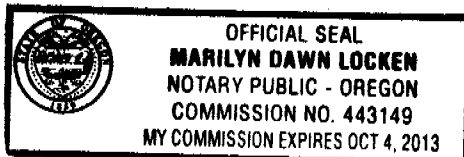
Dated this 23 day of February, 2011.

Wayne E. Milburn, Trustee of the Wayne E.  
Milburn and Alice M Milburn Joint Revocable  
Living Trust dated February 6, 2002

Wayne E. Milburn  
Wayne E Milburn, Trustee

STATE OF Oregon )  
County of COOS )ss.  
)

This instrument was acknowledged before me on this 24 day of February, 2011  
by **Milburn Joint Revocable Living Trust.**



Marilyn Dawn Locken  
Notary Public for Oregon

My commission expires: 10/4/13