

2011-007899

Klamath County, Oregon



00104187201100078990030034

07/05/2011 09:43:44 AM

Fee: \$47.00

Grantor:
W. DON MILLER

Grantee:
W. DON MILLER
ELLEN MILLER

After Recording Return To:
Stephen E. Kantor
Samuels Yoelin Kantor LLP
111 SW 5th Ave., Suite 3800
Portland, OR 97204-3642

All Tax Statements Should be Sent to:
No Change.

STATUTORY WARRANTY DEED

W. DON MILLER, Grantor, conveys and warrants to **W. DON MILLER** and **ELLEN MILLER, TRUSTEE OF THE MILLER REVOCABLE LIVING TRUST REVOCABLE LIVING TRUST DATED JUNE 28, 2011**, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by reference made a part hereof.
Exceptions: See Attached Exhibit "A"

This property is sold subject to the following restriction: Subject to property taxes or assessments due to Klamath County, Oregon, and other encumbrances of record.

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is available to Grantor under any policy of title insurance covering the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

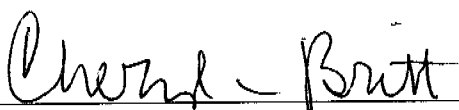
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated: June 28, 2011


W. DON MILLER

STATE OF OREGON)
) ss.
County of Multnomah)

On this 28th day of June, 2011, personally appeared the above-named **W. DON MILLER**, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me.


Notary Public for Oregon

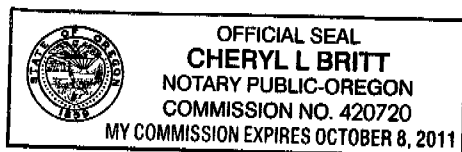


EXHIBIT "A"

That certain part of Lot eighteen (18) of Section twenty (20) of Township thirty-five (35) South, of Range seven (7) East Willamette Meridian, described as follows:

Commencing at a point seven hundred (700) feet east of the Southwest corner of said Lot eighteen (18), thence east along the south line of said Lot eighteen (18) a distance of two hundred (200) feet; thence north at right angles to the Williamson River; thence northwesterly along the bank of said Williamson River to a point directly north of and at right angles to the south line of said Lot eighteen (18) which is directly opposite to the point of beginning; thence south to the point of beginning.

Also,

That part of Lot twenty-three (23) of said Section twenty (20) Township thirty-five (35) South of Range seven (7) East Willamette Meridian, directly south of the above described land and described as follows: Commencing at a point seven hundred (700) feet east of the Northwest corner of said Lot twenty-three (23) which is common with the point of beginning with the above described parcel of land; thence east along the North line of said Lot twenty-three (23) a distance of two hundred feet (200); thence at right angles south a distance of sixty-four and 51.100 (64.51) feet; thence Northwesterly to the point of beginning.

All of the said land being a part of Section twenty (20) situated on the South Bank of the Williamson River and containing one acre more or less.

SUBJECT TO property taxes or assessments due to Klamath County, Oregon, and other encumbrances of record.

EXCEPTIONS:

1. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Williamson River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
2. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Williamson River.
3. Reservations, including the terms and provisions thereof as contained in the Deed from General Sand and Gravel Company to W.W. Southwell, recorded April 21, 1936, in Volume 106 page 291, Deed records of Klamath County, Oregon

EXHIBIT "A"