

1719644

2011-008071

Klamath County, Oregon



After recording return to:
Dorothy E. Bolin
2131 Oak Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Dorothy E. Bolin
2131 Oak Ave
Klamath Falls, OR 97601

File No.: 7021-1719644 (SFK)

Date: May 31, 2011

THIS SPACE



00104398201100080710040041

07/08/2011 11:40:42 AM

Fee: \$52.00

STATUTORY WARRANTY DEED

Robert A. Millard and Wendy B. Millard, as Trustees of the Millard Family Trust, dated September 26, 2006, and their successor in Trust, Grantor, conveys and warrants to **Dorothy E. Bolin**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$35,000.00**. (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 5 day of July, 2011.

Robert A. Millard and Wendy B. Millard, as
Trustees of the Millard Family Trust, dated
September 26, 2006, and their successor in
Trust

Robert A. Millard, Trustee
Robert A. Millard, Trustee

Wendy B. Millard, Trustee
Wendy B. Millard, Trustee

APN: R417622

Statutory Warranty Deed
- continued

File No.: 7021-1719644 (SFK)
Date: 05/31/2011

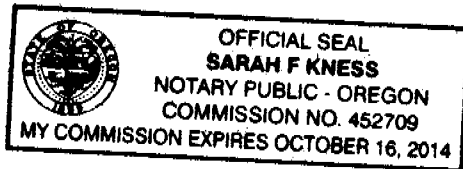
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of July, 2011
by as of Robert A. Millard and Wendy B. Millard, as Trustees of the Millard Family Trust, dated
September 26, 2006, and their successor in Trust, on behalf of the .

Notary Public for Oregon

My commission expires:

10/16/2014



APN: **R417622**

Statutory Warranty Deed
- continued

File No.: **7021-1719644 (SFK)**
Date: **05/31/2011**

EXHIBIT A

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

That portion of Lots 30 and 31 in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 30 of Block 18, INDUSTRIAL ADDITION, being at the intersection of Oak and Martin Streets, and running thence in a Southwesterly direction along the Southeasterly line of Oak Street 38.4 feet; thence in a Southeasterly direction parallel with Martin Street 56 feet to the Southeasterly line of Lot 31 in said Block 18; thence in a Northeasterly direction parallel with Oak Street 38.4 feet to the Southwesterly line of Martin Street; thence Northwesterly along the Southwesterly line of Martin Street 56 feet to the place of beginning.