

MT90992-SH



THIS SPACE

2011-009268

Klamath County, Oregon



00105930201100092680010013

08/11/2011 03:10:13 PM

Fee: \$37.00

After recording return to:

MARK KOOS

P.O. BOX 796

SCIO, OR 97374

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

MARK KOOS

P.O. BOX 796

SCIO, OR 97374

Escrow No. MT90992-SH

Title No. 0090992

SWD1 r.041111

STATUTORY WARRANTY DEED

DOUGLAS MILLAR and MARCIA MILLAR, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

MARK KOOS and DENISE JOHNSON KOOS, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1294, Tract 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of Tract 1340, RUNNING Y RESORT PHASE 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$125,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

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 this 9 day of Aug, 2011.

Douglas Millar
DOUGLAS MILLAR

Marcia Millar
MARCIA MILLAR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 9 2011, 2011 by DOUGLAS MILLAR and MARCIA MILLAR.

Debra J Mills

(Notary Public for Oregon) Illinois

My commission expires 1-3-2015



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