

1st 1820622-TM

2012-001079

Klamath County, Oregon



00113318201200010790030031

01/31/2012 03:52:34 PM

Fee: \$47.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Timothy A. Mauger and Debra L. Mauger  
PO Box 2097  
Page, AZ 86040

Grantor Address:

Joyce Ann Wicklund & Gary Gene Miller  
1920 Arthur St., #16  
Klamath Falls, OR 97603

File No.: 7021-1820622 (TM)

Date: January 18, 2012

THIS SP/

### STATUTORY WARRANTY DEED

**Joyce Ann Wicklund and Gary Gene Miller**, Grantor, conveys and warrants to **Timothy A. Mauger and Debra L. Mauger as tenants by the entirety**, 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:

**Lot 41, Block 37, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, according to Plan No. 2, Volume 73, Page 15465 of the records of 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 **\$4,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

File No.: 7021-1820622 (TM)

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<sup>rd</sup> day of January, 2012.

Signed in Counterpart  
Joyce Ann Wicklund

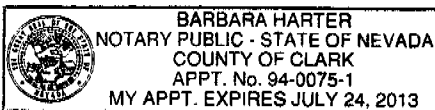
Gary Gene Miller  
Gary Gene Miller

STATE OF Nevada )

County of Clark )

)ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of January, 2012  
by **Gary Gene Miller**.



Barbara Harter  
Nevada  
Notary Public for ~~Oregon~~  
My commission expires: 7.24.13

APN:

Statutory Warranty Deed  
- continued

File No.: 7021-1820622 (TM)

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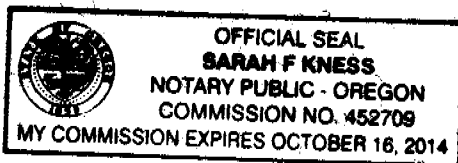
Dated this 20 day of January, 2012.

Joyce Ann Wicklund  
Joyce Ann Wicklund

Signed in counterpart  
Gary Gene Miller

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of January, 2012  
by **Joyce Ann Wicklund**.



Notary Public for Oregon  
My commission expires: 10/16/2014