

WTC92468-DS

2012-001491

Klamath County, Oregon



00113797201200014910030038

02/09/2012 01:31:12 PM

Fee: \$47.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92468-DS  
Title Order No. 0092468

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

Name: **James D. Foriska**

Address: **P. O. Box 794**

City, ST Zip: **Keno, OR 97627**

**2. TITLE(S) OF THE TRANSACTION(S) -** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): Statutory Warranty Deed**

**3. DIRECT PARTY / GRANTOR Names and Addresses -** Required by ORS 205.234(1)(b)

**Seller Name & Address: ROBERT A. MILLARD AND WENDY B. MILLARD, TRUSTEES OF THE MILLARD FAMILY TRUST , UDA SEPTEMBER 26, 2006 AND THEIR SUCCESSOR IN TRUST, 1222 N Eldorado Ave., Klamath Falls, OR 97601**

**4. INDIRECT PARTY / GRANTEE Names and Addresses -** Required by ORS 205.234(1)(b)

**Buyer Name & Address: JAMES D. FORISKA, P. O. Box 794, Keno, OR 97627**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **JAMES D. FORISKA**

Address: **P. O. Box 794**

City, ST Zip: **Keno, OR 97627**

**6. TRUE AND ACTUAL CONSIDERATION -** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$178,000.00**

47AMJ



After recording return to:

JAMES D. FORISKA

P. O. Box 794

Keno, OR 97627

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

JAMES D. FORISKA

P. O. Box 794

Keno, OR 97627

Escrow No. MT92468-DS

Title No. 0092468

SWD1 r.020212

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**STATUTORY WARRANTY DEED**

**ROBERT A. MILLARD AND WENDY B. MILLARD, TRUSTEES OF THE MILLARD FAMILY TRUST , UDA SEPTEMBER 26, 2006 AND THEIR SUCCESSOR IN TRUST,**

Grantor(s), hereby convey and warrant to

**JAMES D. FORISKA,**

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:

**TRACT 1:**

Parcel 2 of Land Partition 54-94, being vacated Lots 1 and 2 and vacated Manzanita Street and the vacated portion of Harkens Drive in "Pondosa" a duly recorded subdivision, located in the NE1/4 NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

**ALSO WITH**

A portion of Parcel 3 of Land Partition 54-94, being vacated Lots 1 and 2 and vacated Manzanita Street and the vacated portion of Harkens Drive in "Pondosa" a duly recorded subdivision, located in the NE1/4 NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of said Land Partition 54-94, thence South along the East line of Parcel 3 of said Partition a distance of 35 feet; thence West parallel with the South line of Parcel 2 a distance of 268.89 feet to a point lying South of the Southwest corner of said Parcel 2; thence North 35 feet to the South line of said Parcel 2; thence East along the South line of said Parcel 2, 268.89 feet to the point of beginning.

**TRACT 2:**

Parcel 1 of Land Partition 54-94, being vacated Lots 1 and 2 and vacated Manzanita Street and the vacated portion of Harkens Drive in "Pondosa" a duly recorded subdivision, located in the NE1/4 NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$178,000.00**.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8th day of Feb 2012.

THE MILLARD FAMILY TRUST, UDA SEPTEMBER  
26, 2006 AND THEIR SUCCESSOR IN TRUST

BY: Robert A. Millard  
ROBERT A. MILLARD, TRUSTEE

BY: Wendy B. Millard  
WENDY B. MILLARD, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2-8-, 2012 by ROBERT A. MILLARD AND WENDY B. MILLARD AS TRUSTEES OF THE MILLARD FAMILY TRUST, UDA SEPTEMBER 26, 2006 AND THEIR SUCCESSOR IN TRUST.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

