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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



BRUCE L. & shirley J. MILES
875 CEDAR
ROSEBURG, OR 97470

Grantor's Name and Address*

JESS & RHEA POWELL
P.O. BOX 186
CHEMULT, OR 97731

Grantee's Name and Address*

After recording, return to (Name and Address):

JESS S. & RHEA L. POWELL
P.O. BOX 186
CHEMULT, OR 97731

Until requested otherwise, send all tax statements to (Name and Address):

JESS & RHEA POWELL
P.O. BOX 186
CHEMULT, OR 97731

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

2012-002739

Klamath County, Oregon



00115305201200027390010015

03/14/2012 09:34:10 AM

Fee: \$37.00

FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BRUCE L. MILES and SHIRLEY J. MILES, HUSBAND AND WIFE
TENANTS BY THE ENTIRETY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JESS S. POWELL and RHEA L.
POWELL, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, township 28 south, Range 8 E.W.M.,
more particularly described as follows: Beginning at a point 422 feet South of the
Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20 on the Easterly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 20; thence South along the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20 a distance
of 183.5 feet; thence Westerly and parallel with the North line of Section 20 to the
Easterly right of way line of the Dalles-California Highway; thence Northeasterly along
the Easterly right of way line of the Dalles-California Highway to a point due West of
of the point of beginning; thence Easterly and parallel with the North line of Section
20 to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Easement of
record

and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00

~~actual consideration consists of an interest in the property or value given or promised which is the whole or part of the consideration~~
~~which is the consideration~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 5, 2012; any
signature on behalf of a business or other entity is made with the authority of that entity.

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, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Douglas ss.

This instrument was acknowledged before me on March 5, 2012
by Bruce L. Miles

This instrument was acknowledged before me on March 5, 2012
by Shirley J. Miles
as Grantors
of



Notary Public for Oregon

My commission expires 05/07/2014