

BRIAN M. MILLER and DIANA JEAN  
SOWELL-MILLER  
4996 Laurelwood Drive  
Klamath Falls, OR 97603

Grantor's Name and Address

BRIAN M. MILLER and DIANA J. SOWELL-  
MILLER, Trustees  
203 Paddington Court  
Reno, NV 89511

Grantee's Name and Address

After recording, return to:

LAW OFFICES OF RICHARD B.  
SCHNEIDER, LLC  
2455 NW Marshall St. Ste. 11  
Portland, OR 97210

Until requested otherwise, send all tax statements to:

BRIAN M. MILLER and DIANA J. SOWELL-  
MILLER, Trustees  
203 Paddington Court  
Reno, NV 89511

2013-000280

Klamath County, Oregon



00129639201300002800010019

01/08/2013 10:13:14 AM

Fee: \$37.00

### STATUTORY WARRANTY DEED

BRIAN M. MILLER and DIANA JEAN SOWELL-MILLER, tenants by the entirety, Grantors, convey to BRIAN M. MILLER and DIANA J. SOWELL-MILLER, Trustees, or their successors in trust, under the MILLER LIVING TRUST, dated November 13, 2012 and any amendments thereto, Grantee, the following real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 14 of TRACT NO. 1064 FIRST ADDITION TO GATEWOOD, according to official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

Tax No.: 3909-014CA-04300-000 Key No: R574284

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

DATED 12/6/12

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.


  
BRIAN M. MILLER

  
DIANA JEAN SOWELL-MILLER



STATE OF Nevada, County of Washoe ss.

This instrument was acknowledged before me on December 6, 2012 by Brian M. Miller and Diana Jean Sowell-Miller.

  
Notary Public for Nevada  
My commission expires October 24, 2015