

DIANA J. SOWELL-MILLER
4635 Marsh Hawk Drive
Klamath Falls, OR 97601
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

2013-000282

Klamath County, Oregon



00129641201300002820010011

01/08/2013 10:13:20 AM

Fee: \$37.00

STATUTORY WARRANTY DEED

DIANA J. SOWELL-MILLER, Grantor,
conveys 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 407 of RUNNING Y RESORT – PHASE 6 – FIRST ADDITION, according to the 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.

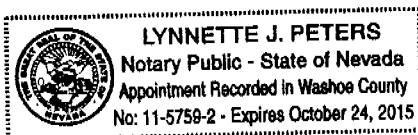
Tax No.: 3808-015BB-03500-000 Key No: R885212

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.

Diana J. Sowell-Miller
DIANA J. SOWELL-MILLER



STATE OF Nevada, County of Washoe ss.

This instrument was acknowledged before me on
December 6, 2012 by Diana J. Sowell-Miller.

Lynnette J. Peters
Notary Public for Nevada
My commission expires October 24, 2015