

GRANTOR: ^Q MTC 95841-LW

Stephen J. Roberts and Theresa E. Roberts

2013-000688
Klamath County, Oregon
01/18/2013 12:08:01 PM
Fee: \$42.00

GRANTEE:

Robert B. Millard and Cynthia M Millard
2839 Lakeshore Dr.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Stephen J. Roberts and Theresa E. Roberts, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert B. Millard and Cynthia M Millard, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, and (a) A promissory note in the original principal sum of \$216,000.00 in favor of Wells Fargo Bank, N.A., secured by a deed of trust recorded August 30, 2013 as Volume No. 2013-0009615 Official Records of Klamath County, Oregon and (b) A promissory note in the original principal sum of \$13,500.00 in favor of Wells Fargo Bank, N.A., secured by a deed of trust recorded August 30, 2013 as Volume No. 2013-0009616 Official Records of Klamath County, Oregon as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 \$270,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical

42 AMT

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 11th day of January, 2013.

Stephen J. Roberts
Stephen J. Roberts

Theresa E. Roberts
Theresa E. Roberts

Oregon
STATE OF ~~CALIFORNIA~~, County of Klamath ss.

Personally appeared the above named Stephen J. Roberts and Theresa E. Roberts and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: Lisa Weatherby
Notary Public for Oregon



Unofficial Copy