

187

2013-000850

Klamath County, Oregon

01/23/2013 09:42:08 AM

Fee: \$47.00

Alberts Development, LLC
875 Fairway View Drive
Eugene, OR 97401

Grantor's Name and Address

Michael P. Miller
3330 Hayden Bridge Road
Springfield, OR 97477

Grantee's Name and Address

After Recording, Return To:

Michael P. Miller
3330 Hayden Bridge Road
Springfield, OR 97477

Until a change is requested, mail all tax statements to:

Michael P. Miller
3330 Hayden Bridge Road
Springfield, OR 97477

STATE OF OREGON)

)ss.

County of _____

I certify that the within instrument
was received for record on the _____

day of _____ 2000 at

_____ o'clock _____ M. and

recorded in book/reel/volume No.

_____ on page _____ and/or

as fee/file/instrument/microfilm/

reception No. _____, Records
of said County.

Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Name _____ Title _____
By _____, Deputy.

WARRANTY DEED

Alberts Development, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Michael P. Miller, Grantee, all of Grantor's interest in the real property described on the attached **Exhibit A** free of all liens and encumbrances except those liens and encumbrances listed on the attached **Exhibit B**.

The true consideration for this conveyance is other than dollars.

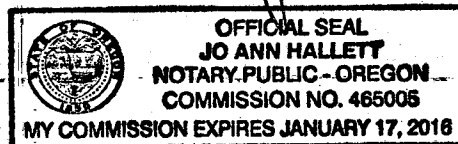
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, OREGON LAWS 2007, AND
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

ALBERTS DEVELOPMENT, LLC

DATED this 11 day of January 2013. By: [Signature] G.M.
Title

STATE OF OREGON)
County of Lane) ss.



This instrument was acknowledged before me this 11 day of January, 2013,
by Todd Alberts for Alberts Development, LLC.

[Signature]
Notary Public for Oregon
My commission expires: 1-17-16

EXHIBIT A

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

BLOCK THROUGH 40, CORAL SPRINGS TOWN SITES "VACATED" LYING IN SECTION 16, TOWNSHIP 27 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM THE NORTH 507 FEET OF EVEN WIDTH.

PARCEL 2:

THE NORTH 507 FEET OF EVEN WIDTH OF BLOCK 1 THROUGH 40, CORRAL SPRINGS TOWN SITES "VACATED" LYING IN SECTION 16, TOWNSHIP 27, SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Tax Parcel Number: R167928

EXHIBIT B

6. Taxes for the year 2010-2011

Tax Amount	\$	1,109.18
Unpaid Balance:	\$	1,109.18, plus interest and penalties, if any
Code No.:		008
Map & Tax Lot No.:		R-2708-01600-00300
Property ID No.:		R167928

Taxes for the year 2009-2010

Unpaid Balance:	\$	227.85, plus interest
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Taxes for the year 2008-2009

Unpaid Balance:	\$	227.15, plus interest
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8. The effect, if any, of Restrictive Covenant including the terms and provisions thereof:

Dated:	May 29, 2001
Recorded:	May 29, 2001 in Volume M01 Page 24500, Records of Klamath County, Oregon
Executed by:	Alberts Development
(no legal description attached)	

9. A Lien Record Abstract for the amount herein stated and any other amounts due

Case No.	16-08-06902 Lane County Circuit Court
Entered:	June 11, 2009
Recorded:	August 18, 2009
Amount:	\$138,000.00
Creditor:	Oregon Rock and Ready Mix, LLC, Carleton Wood and Shawna Wood
Debtor:	Todd Alberts and Alberts Development, LLC