



THIS SPACE RESERVED FOR RECORDER'S USE

2013-001073
Klamath County, Oregon
01/29/2013 03:26:03 PM
Fee: \$47.00

After recording return to:

AARON D. COLE

20111 N. Poe Valley Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

AARON D. COLE

20111 N. Poe Valley Rd.

Klamath Falls, OR 97603

Escrow No. MT95654-DS

Title No. 0095654

SWD r.020212

STATUTORY WARRANTY DEED

**MICHAEL P. MIRANDA AND LARINE L. MIRANDA, TRUSTEES OF THE MIRANDA
FAMILY TRUST AGREEMENT DATED 10/20/2000,**

Grantor(s), hereby convey and warrant to

AARON D. COLE and ROBYN L. COLE, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of
encumbrances except as specifically set forth herein:

**The S1/2 of the NE1/4 of Section 1, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath
County, Oregon.**

The true and actual consideration for this conveyance is **\$275,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

47 AMT

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.

Dated this 28 day of January, 2013.

THE MIRANDA FAMILY TRUST AGREEMENT
DATED 10/20/2000

BY: Michael P. Miranda
MICHAEL P. MIRANDA, TRUSTEE

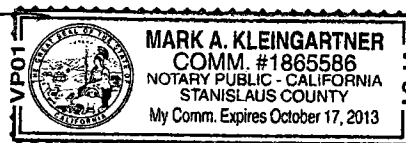
BY: Larine L. Miranda
LARINE L. MIRANDA, TRUSTEE

State of CALIFORNIA
County of STANISLAUS

This instrument was acknowledged before me on January 28, 2013 by MICHAEL P. MIRANDA AND LARINE L. MIRANDA, TRUSTEES OF THE MIRANDA FAMILY TRUST AGREEMENT DATED 10/20/2000.

Mark A. Kleingartner
(Notary Public for CA)

My commission expires 10-17-2013



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of STANISLAUS

On 01/28/2013 before me, MARK A. KLEINGARTNER
Date Here Insert Name and Title of the Officer

personally appeared MICHAEL P. MIRANDA
Name(s) of Signer(s)
LARINE L. MIRANDA



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 01/28/2013 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: MICHAEL P. MIRANDA Signer's Name: LARINE L. MIRANDA

☐ Corporate Officer — Title(s): ☐ Corporate Officer — Title(s):

☒ Individual ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:

☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:

☐ Trustee ☐ Guardian or Conservator ☐ Other:

☐ Guardian or Conservator ☐ Other:

☐ Other:

Signer Is Representing: SELF

Signer Is Representing: SELF