

1st
2042737-
ALF



After recording return to:
Wesley D. Louis
421 Crater Lake Parkway
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Wesley D. Louis
421 Crater Lake Parkway
Klamath Falls, OR 97601

File No.: 7021-2042737 (ALF)
Date: February 21, 2013

2013-004307
Klamath County, Oregon
04/23/2013 12:02:56 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Donald R. Mills and Ann Mills, as Trustees of the Eva J. Mills Family Trust, uad May 1, 2012,
Grantor, conveys and warrants to **Wesley D. Louis**, Grantee, the following described real property free
of liens and encumbrances, except as specifically set forth herein:

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

**Lot 14 in Block 41 of Hot Springs Addition to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$69,000.00**. (Here comply with requirements of ORS 93.030)

F.
42-

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 19 day of April, 2013.

Donald R. Mills and Ann Mills, as Trustees of
the Eva J. Mills Family Trust, uad May 1,
2012

Donald R. Mills
Donald R Mills, Trustee

Ann Mills
Ann Mills, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19 day of April, 2013
by as of Donald R. Mills and Ann Mills, as Trustees of the Eva J. Mills Family Trust, uad May 1, 2012, on
behalf of the .

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-31-14

