



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-004583**

Klamath County, Oregon

04/30/2013 01:58:40 PM

Fee: \$42.00

After recording return to:

Brian Russell

6610 Tingley Lane

Klamath Falls, OR 97603

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

Brian Russell

6610 Tingley Lane

Klamath Falls, OR 97603

Escrow No. MT97034-CT

Title No. 0097034

SWD r.020212

### STATUTORY WARRANTY DEED

**Larry R. Miller and Nelda J. Miller, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Brian Russell and Madonna Russell, 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:

Parcel No. 1 of Minor Land Partition 32-90, said Land Partition situated in the E1/2 of Section 20, Township 39 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$169,000.00**.

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:

42 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 29 day of April, 2013

Larry R. Miller  
Larry R. Miller

Nelda J. Miller  
Nelda J. Miller

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 29, 2013 by Larry R. Miller and Nelda J. Miller.



Howard  
(Notary Public for Oregon)

My commission expires 11-18-15