

2013-006691

Klamath County, Oregon



00137553201300066910020023

WARRANTY DEED

Grantors:

Harry L. Mauch and Carol E. Mauch
10914 Kestrel Road
Klamath Falls, OR 97601

Grantee:

Miller Development Properties, LLC
10914 Kestrel Road
Klamath Falls, OR 97601

All property tax statements shall be sent to:

Miller Development Properties, LLC
10914 Kestrel Road
Klamath Falls, OR 97601

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Consideration:

\$0.00

Returned to County

KNOW ALL MEN BY THESE PRESENTS, That **Harry L. Mauch and Carol E. Mauch, husband and wife**, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by **Miller Development Properties, LLC, an Oregon Limited Liability Company**, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The S1/2 of TRACT NO. 97 of PLEASANT HOME TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; SUBJECT TO all those items of record and those apparent upon the land, if any.
Property Tax Id# R888165

THIS DEED WILL CONTAIN THE FOLLOWING RESTRICTION: "THE BUYER AND ALL FUTURE OWNERS AGREE THAT THE SOUTH HALF OF LOT 97 CAN NEVER BE SOLD SEPARATE FROM LOT #96 OF PLEASANT HOME TRACT #2," as included in Instrument Volume M01, Page 61203.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

To Have and to Hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

And Grantors hereby covenant to and with Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that Grantors will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those above described encumbrances, if any.

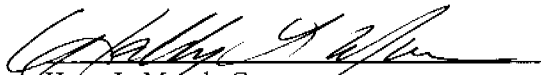
And that Grantors will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

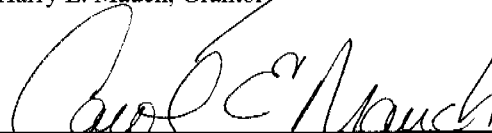
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities, and to individuals.

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 SECTION 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

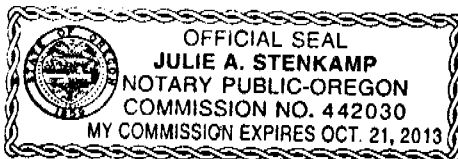
In Witness Whereof, the Grantors have executed this instrument this 13th day of June, 2013.

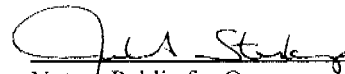

Harry L. Mauch, Grantor


Carol E. Mauch, Grantor

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on June 13, 2013 by the Grantors, Harry L. Mauch and Carol E. Mauch.




Notary Public for Oregon
My Commission Expires: 10/21/2013