

1st 2154087-LW

2013-011284
Klamath County, Oregon
10/04/2013 10:56:41 AM
Fee: \$42.00



After recording return to:
The Millennium Family Trust
109 S Laguna St
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
The Millennium Family Trust
109 S Laguna St
Klamath Falls, OR 97601

File No.: 7021-2154087 (LW)
Date: September 19, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert W. Apland and Jan M. Apland as to an undivided 1/2 interest and Michael A. Sorini and Michelle D. Sorini as to an undivided 1/2 interest, Grantor, conveys and warrants to The Millennium Family Trust, dated October 9, 1999, 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 4, Block 3, DIXON ADDITION NO. 2 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 **\$64,837.50**. (Here comply with requirements of ORS 93.030)

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- F. Except as set forth in the Preliminary Report, the Undersigned has not encumbered the property, or suffered, assumed or agreed to any mortgages, trust deeds, judgments, tax liens, easements, or other encumbrances which still affect the property at this time. Nor have any proceedings in bankruptcy or receivership been instituted by or against the Undersigned.
- G. The buyer is entitled to immediate possession of the property upon the closing of this transaction and there is no agreement that allows the seller to remain in possession of the subject premises either pursuant to lease, lease-option, a similar rental agreement or other agreement or understanding of the parties.

I further agree to indemnify and defend **First American Title Company of Oregon**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorneys' fees associated therewith.

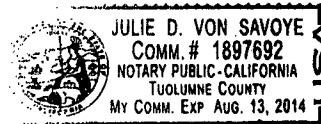
Robert W. Aplan
Robert W. Aplan

Jan M. Aplan
Jan M. Aplan

Michael A. Sorini
Michael A. Sorini

Michelle D. Sorini
Michelle D. Sorini

STATE OF California)
 Oregon)
County of Tuolumne) ss.
 Klamath)



This instrument was acknowledged before me on this 2 day of October, 2013
by **Robert W. Aplan** and **Jan M. Aplan** and **Michael A. Sorini** and **Michelle D. Sorini**.

Julie D. Von Savoye, Notary Public
Notary Public for Oregon California
My commission expires: August 13, 2014