

1st 2166008-
ALF



After recording return to:
Shonna Miles
889 Longacre Ln
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Shonna Miles
889 Longacre Ln
Klamath Falls, OR 97601

File No.: 7021-2166008 (ALF)
Date: October 14, 2013

2013-012000
Klamath County, Oregon
10/23/2013 01:18:12 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dianne A Stewart, as Trustee of The Lloyd Roy Stuve Living Trust, Grantor, conveys and warrants to **Shonna Miles**, 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:

PARCEL I

A tract of land in the W 1/2 SE 1/4 of Section 7, Township 38, Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron rod which is North 59° 51' East 112.00 feet from a 1/2" pipe which said pipe is North 664.6 feet and North 59° 53' East 594.8 feet from the South 1/4 corner of Section 7, TWP 38 S. Range 9 East W.M.; thence North 6° 02' 481.93 feet to a 1/2" pipe; thence North 59° 53' East 769.23 feet to an iron rod; thence 0° 18' West 518.00 feet to an iron rod; thence North 89° 44' West 115.00 feet to an iron rod; Thence South 59° 51' West 692.20 feet to the point of beginning.

PARCEL II:

Consideration \$ 90,000.00

F.
52.00

Beginning at an iron pin on the North right of way of a 60 foot road, which lies North a distance of 664.6 feet and North 59° 53' East, a distance of 594.8 feet from the iron axel which marks the quarter section common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence; North 6° 02' East a distance of 481.7 feet to an iron pin; thence North 59° 53' East a distance of 112 feet to an iron pin; thence South 6° 02' West, a distance of 481.7 feet to an iron pin on the North right of way line of a 60 foot road; thence South 59° 53' West along the North right of way line of a 60 foot road a distance of 112 feet, more or less, to the point of beginning, said tract being a portion of the West half of the Southeast quarter of Section 7 (West half Southeast quarter of Section 7), Township 38, South, Range 9 East of the Willamette Meridian, and in the Southwest quarter of the Southeast quarter (Southwest quarter Southeast quarter) Section 7 and in the Northwest quarter if the Southeast quarter (Northwest quarter Southeast quarter) Section 7, Township 38 South, Range 9 East of the Willamette Meridian

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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

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 22 day of October, 2013.

Dianne A Stewart, as Trustee of The Lloyd
Roy Stuve Living Trust

Dianne A Stewart
Dianne A Stewart, Successor Trustee

STATE OF Oregon)
County of Washington) ss.

This instrument was acknowledged before me on this 22 day of October, 2013
by as of Dianne A Stewart, as Trustee of The Lloyd Roy Stuve Living Trust, on behalf of the .

Teresa A Johns
Notary Public for Washington County
My commission expires: 12/11/2015

