



100020SH

THIS SPACE RESERVED FOR RECORD

2014-001669  
Klamath County, Oregon  
02/26/2014 02:17:20 PM  
Fee: \$52.00

After recording return to:

Michael Hughes

1975 Calhoun Street

Klamath Falls, OR 97601

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

Michael Hughes

1975 Calhoun Street

Klamath Falls, OR 97601

Escrow No. MT100020SH

Title No. 0100020

SWD r.020212

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### STATUTORY WARRANTY DEED

**Esteban Miller and Mary Wright, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Michael Hughes and Karin Hughes, 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

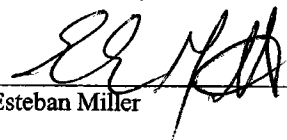
The true and actual consideration for this conveyance is **\$266,000.00**.


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:

\$52.

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.

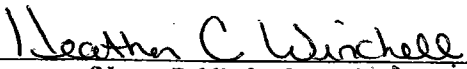
Dated this 25<sup>th</sup> day of February, 2014.

①   
Esteban Miller

①   
Mary Wright

State of Wisconsin  
County of KLAMATH Jackson

This instrument was acknowledged before me on Feb 25, 2014 by Esteban Miller and Mary Wright.

  
(Notary Public for Oregon) Wisconsin

My commission expires Jan 8, 2018

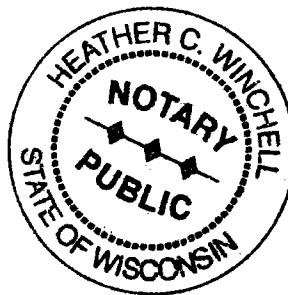


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Lots 5 and 6 in Block 19 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A tract of land in Lot 4, Block 19 of MOUNTAIN VIEW 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.

Beginning at the Southwest corner of said Lot 4; thence North 00 ° 05' 28" West 118.04 feet to the Northwest corner of said Lot 4; thence North 89 ° 50' 02" East, along the North line of said Lot 4, 1.00 feet; thence South 00 ° 23' 40" West 118.05 feet to the point of beginning, with bearings based on Record of Survey Map No. 2290.