

2014-004095 Klamath County, Oregon 04/30/2014 09:51:29 AM

Fee: \$47.00

After recording return to:
Peggy Biaggi
P.O. Box 427
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:
Peggy Biaggi
P.O. Box 427
Merrill, OR 97633

Escrow No. MT100704LW
Title No. 0100704

STATUTORY WARRANTY DEED

Earl D. Miller and Ina R. Miller, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Peggy Biaggi,

Title No. 0SWD r.020212

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:

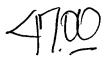
The S1/2 NW1/4 and the N1/2 SW1/4 and the SW1/4 SW1/4 of Section 14, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a 100 foot wide strip of land for canal purposes recorded October 9, 1922, Volume 59, page 205, Deed Records of Klamath County, Oregon

AND EXCEPTING those portions in road, known as West Langell Valley Road.

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:



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 , 2014.

Ford D. Millon

Earl D. Miller

Ina R. Miller

State of Oregon County of Klamath

This instrument was acknowledged before me on

I March J., 2014 by Earl D. Miller and Ina R. Miller.

(Notary Public for Oregon)

y commission expires_

LISA LEGGET-WEATHERBY

NOTARY PUBLIC- OREGON

COMMISSION NO. 463456

MY COMMISSION PURPLES NO 2011