



THIS SPACE RESERVED FOR RECORDER'S USE

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

SWD r.020212

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Peggy Biaggi,

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:

47.00

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.

Earl D. Miller
Earl D. Miller

Ina R. Miller
Ina R. Miller

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 29, 2014 by Earl D. Miller and Ina R. Miller.

Lisa Legget-Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2015

