

THIS SPACE RESERVED FOR REC

**2014-005711**  
Klamath County, Oregon  
05/29/2014 12:42:50 PM  
Fee: \$52.00

After recording return to:

Michael C. Vasko

8812 Cedar Way

Klamath Falls, OR 97601

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

Michael C. Vasko

8812 Cedar Way

Klamath Falls, OR 97601

Escrow No. MT100252SH

Title No. 0100252

SWD r.020212

### STATUTORY WARRANTY DEED

**Jason D. Miller and Holly J. Miller, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Michael C. Vasko,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$163,500.00**.

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:

**\$52.00**

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.

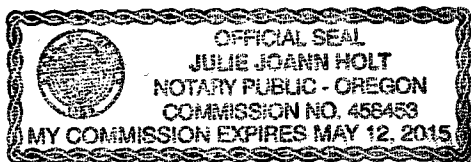
Dated this 24<sup>th</sup> day of May, 2014.

Jason D. Miller  
Jason D. Miller

Holly J. Miller  
Holly J. Miller

State of Oregon  
County of Klamath

This instrument was acknowledged before me on May 24, 2014 by Jason D. Miller and Holly J. Miller.



Julie J. Holt  
(Notary Public for Oregon)  
My commission expires 5-12-15

EXHIBIT "A"  
LEGAL DESCRIPTION

A Tract of land situated in the S 1/2 SE 1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of the Klamath Falls – Merrill Highway, said point being North 0° 14' East a distance of 321.7 feet and North 89°57' West a distance of 30 feet from the Southeast corner of said Section 36; thence North 89° 57' West a distance of 380.5 feet; thence North 0° 14' East 288.2 feet; thence South 89° 53' East 380.5 feet to the West boundary of the Klamath Falls – Merrill Highway; thence South 0° 14' West along the West boundary of said highway a distance of 288.2 feet, more or less, to the point of beginning.  
EXCEPTING that portion lying within the Highway 39,