



Western Title & Escrow

Order Number: 87446

2014-006230

Klamath County, Oregon

06/12/2014 01:56:15 PM

Fee: \$47.00

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| <b>Grantor</b>                                                                             |
| Roberta E Valladao, Trustee<br>60021 Hwy 140 East<br>Bly, Oregon 97622                     |
| <b>Grantee</b>                                                                             |
| Geoffrey T Miller<br>4874 County Rd. FF 865-4727<br>Orland, CA 95963                       |
| Until a change is requested, all tax statements<br>shall be sent to the following address: |
| SAME AS ABOVE                                                                              |

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Roberta E. Valladao, Trustee, or their successors in Trust under the Valladao Family Trust dated June 29, 2001, Grantor**

conveys and warrants to

**Geoffrey T. Miller and Catherine A. Miller as husband and wife to an undivided 9/10 interest and Casey L. Miller as her sole and separate property to an undivided 1/10 interest, Grantee** the following described real property free of encumbrances except as specifically set forth herein:

**See Attached "EXHIBIT A"**

Map Tax Lot: 3614-02800-00200-000 Property ID: 770543

Map Tax Lot: 3614-02800-00200-000 Property ID: 363831

Map Tax Lot: 3614-00000-05200-000 Property ID: 364082

Map Tax Lot: 3614-02900-00600-000 Property ID: 363957

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$1,300,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange. (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.**

Executed this 11 day of June, 2014

**The Valladao Family Trust dated June 29, 2001**

Roberta E Valladao

**By: Roberta E Valladao, Trustee**

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 11 day of June, 2014 by **Roberta E Valladao**, as Trustee of The Valladao Family Trust dated June 29, 2001.

Angelique J White  
Notary Public for the State of Oregon

My commission expires: June 01, 2015



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real property situate in Klamath County, Oregon:

Township 36 South, Range 14 East of the Willamette Meridian

Section 28: All

EXCEPTING the following: Beginning at the Northeast corner of Section 28; thence West on the North line of said Section 28, 160 rods to the Northwest corner of the Northeast quarter of Section 28; thence South on the West line of said Northeast quarter of Section 28, 120 feet; thence in a Northeasterly direction in a straight line to a point on the East line of said Section 28, 86 feet South of the place of beginning; thence North on the East line of said Section 28 to the place of beginning.

AND EXCEPTING the N1/2 SE1/4 SW1/4

ALSO EXCEPTING that portion of the NW1/4 NW1/4 lying Northerly of Sprague River and Northwesterly of the DK Canal.

ALSO FURTHER EXCEPTING that portion described as follows: Beginning at a point where the Southerly right of way of the Klamath Falls-Lakeview Highway intersects the Westerly line of Section 28; thence South along said section line 900 feet to a point; thence East 660 feet to a point; thence North 330 feet to a point; thence East to a point on the Southerly right-of-way of Klamath Falls-Lakeview Highway; thence Northwesterly along said highway to point of beginning.

FURTHER EXCEPTING that portion of the N1/2 SW1/4 lying between the O.C.&E Railroad and the Klamath Falls-Lakeview Highway.

Section 29: All lying Southerly of the Klamath Falls-Lakeview Highway, LESS the following: N1/2 SE1/2 SE1/4 NW1/4; N1/2 S1/2 SW1/4 NE1/4; N1/2 N1/2 NE1/4 SE1/4; N1/2 S1/2 NE1/4 SW1/4; SE1/4 SW1/4 and S1/2 SW1/4 SW1/4

Section 32: NE1/4 NE1/4

EXCEPT from all of the above any portion lying within the right-of-way for the O.C.&E. Railroad and the Klamath Falls-Lakeview Highway.

ALSO EXCEPTING THEREFROM ALL OF THE ABOVE DESCRIBED PROPERTY that portion conveyed to California & Eastern Railway Company by deed recorded May 10, 1938 in Volume 115, page 443, Deed Records of Klamath County, Oregon.