

2014-007463

Klamath County, Oregon

07/16/2014 09:18:42 AM

Fee: \$52.00



After recording return to:

MARK R. PRESS

4410 Crosby Ave.

Klamath Falls, OR 97603

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

MARK R. PRESS

4410 Crosby Ave.

Klamath Falls, OR 97603

Escrow No. MT101062DS

Title No. 0101062

SWD r.020212

THIS SPACE RESERVED FOR RECORDER'S USE

2014-006875

Klamath County, Oregon

06/30/2014 09:47:06 AM

Fee: \$47.00

Re-Recorded to correct legal description

STATUTORY WARRANTY DEED as recorded in 2014-006875

LORENNA PETERSEN, SUCCESSOR TRUSTEE OF THE JUANITA B. MILLER LIVING TRUST, U.D.D. MARCH 19, 1992,

Grantor(s), hereby convey and warrant to

MARK R. PRESS and MARY E. PRESS, 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:

Lots 19, 20, 21, 22, 23 and 24, inclusive in Block 5 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the South 60 feet thereof. *By*

The true and actual consideration for this conveyance is **\$145,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

4700



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After recording return to:

MARK R. PRESS

4410 Crosby Ave.

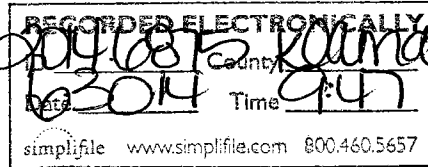
Klamath Falls, OR 97603

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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 26 day of June, 2014.

JUANITA B. MILLER LIVING TRUST, U.D.D.
MARCH 19, 1992

BY: Lorenna Petersen
LORENN A PETERSEN, SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-26, 2014 by LORENN A PETERSEN, SUCCESSOR TRUSTEE OF THE JUANITA B. MILLER LIVING TRUST, U.D.D. MARCH 19, 1992.

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

