



2014-008083
Klamath County, Oregon
08/04/2014 03:11:47 PM
Fee: \$47.00

After recording return to:
Joseph Anthony Miranda
1271 Wild Plum Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Joseph Anthony Miranda
1271 Wild Plum Drive
Klamath Falls, OR 97601

Escrow No. MT101252MS
Title No. 0101252
SWD r.020212

STATUTORY WARRANTY DEED

Sheree W. Everett, Trustee of the Sheree W. Everett Trust UAD February 3, 2011, and her Successor in Trust,

Grantor(s), hereby convey and warrant to

Joseph Anthony Miranda and Tara Jane Campbell Miranda, 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:

Lot 7 in Block 2 of TRACT 1091 – LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$250,000.00**.

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.

4100

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 4 day of Aug 2014

Sheree W. Everett, Trustee of the Sheree W. Everett Trust
UAD February 3, 2011, and her Successor in Trust

BY Sheree W. Everett, Trustee
Sheree W. Everett, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/4, 2014 by Sheree W. Everett, Trustee of the Sheree W. Everett Trust UAD February 3, 2011, and her Successor in Trust.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

