

187 2237088-MT

2014-010619

Klamath County, Oregon

10/10/2014 01:52:11 PM

Fee: \$52.00



After recording return to:
Christopher W Miles and Kristi D Miles
20225 Hwy 50
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher W Miles and Kristi D Miles
20225 Hwy 50
Merrill, OR 97633

File No.: 7021-2237088 (MT)
Date: June 24, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Theresa M. Lacey and Thomas J. Calder, wife and husband, Grantor, conveys and warrants to **Christopher W Miles and Kristi D Miles, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$173,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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 10th day of October, 2014


Theresa M. Lacey

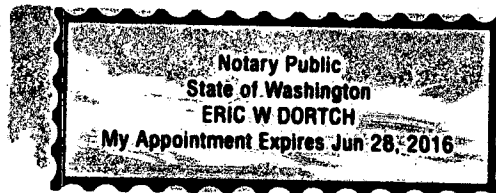

Thomas J. Calder

STATE OF Washington)
)ss.
County of King)

This instrument was acknowledged before me on this 9 day of October, 2014
by **Theresa M. Lacey and Thomas J. Calder.**

Notary Public for Washington

My commission expires: June 28, 2016



APN: R105754

Statutory Warranty Deed
- continued

File No.: 7021-2237088 (MT)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 4: All that portion of the SW 1/4 SW 1/4 lying South of the USBR "D" Canal, Klamath County, Oregon.

Section 5: All that portion of the SE 1/4 SE 1/4 lying South of the USBR "D" Canal, Klamath County, Oregon.