

2014-012064

Klamath County, Oregon

11/19/2014 09:09:14 AM

Fee: \$47.00

After Recording Return To:

Prepared By:

TIMIOS, INC

5716 CORSA AVE SUITE 102

WESTLAKE VILLAGE, CA 91362

Until requested otherwise, send all tax statements to:

RICHARD L MILLBURN

3131 BISBEE ST

KLAMATH FALLS OR 97603-7323

WARRANTY DEED

I, RICHARD L. MILLBURN and DONNA K MILLBURN FAMILY TRUST DATED NOVEMBER 28, 2003 who erroneously took title as RICHARD L. MILLBURN AND DONNA MILLBURN, AS CO-TRUSTEES OR THE SUCCESSOR TRUSTEES UNDER THE MILLBURN FAMILY TRUST DATED NOVEMBER 2, 2003 Grantor,

conveys and warrants to **RICHARD L. MILLBURN AND DONNA K MILLBURN CO-TRUSTEES OF THE RICHARD L. MILLBURN AND DONNA K. MILLBURN FAMILY TRUST DATED NOVEMBER 28, 2003**, Grantee,

the following described real property situated in KLAMATH County, OR, free of encumbrances, except as specifically set forth herein, to-wit:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

THE N 1/2 OF LOT 5 IN BLOCK 6 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE WEST 5 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES.

Parcel ID: R540739

Commonly known as: 3131 BISBEE ST, KLAMATH FALLS, OR 97603-7323

The property is free from encumbrances except (if none, so state):

The true consideration is ZERO Dollars (\$0.00) Here, comply with the requirements of ORS 93.030

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor has a good right to sell and convey the premises; that the premises are free from all encumbrances and Grantor has not allowed anyone else to obtain any legal rights which affect the premises; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

Dated this 4th day of November, 2014.

Richard L. Millburn As Trustee
RICHARD L. MILLBURN, AS TRUSTEE

Donna K. Millburn As Trustee
DONNA K. MILLBURN, AS TRUSTEE

STATE OF OREGON
COUNTY OF Klamath

This instrument was acknowledged before me on November 4, 2014, by
RICHARD L. MILLBURN, AS TRUSTEE AND DONNA K. MILLBURN, AS TRUSTEE.

W. Gail Manchur
Notary Public for Oregon
My Commission Expires: April 8, 2016

