


Western Title & Escrow
Order Number: **98203**

2015-002372
Klamath County, Oregon
03/18/2015 09:16:00 AM
Fee: \$52.00

Grantor
Daniel F. Miller Shari L. Miller 8484 NW 19th Street Terrebonne, OR 97760
Grantee
Beau Heth 1374 Ostrander Lane Cottage Grove, OR 97424-1242
Until a change is requested, all tax statements shall be sent to the following address:
Beau Heth 1374 Ostrander Lane Cottage Grove, OR 97424-1242

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Daniel F. Miller and Shari L. Miller (who acquired title as Sheri L. Miller), as tenants by the entirety, Grantors convey and warrant to **Beau Heth, Grantee** the following described real property free of encumbrances except as specifically set forth herein:

Account: **R389350**

Map & Tax Lot: **R-3711-021C0-02500-000**

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 **\$5,000.00**. (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.

5200

Executed this 12 day of March, 2015

Daniel F. Miller

Daniel F. Miller

Shari L. Miller

Shari L. Miller

Deschutes
State of **Oregon**, County of ~~Lane~~ ss.

This instrument was acknowledged before me on this 12th day of March, 2015 by **Daniel F. Miller** and **Shari L. Miller**.

Sandi K Stewart

Notary Public for the State of Oregon

My commission expires: 3/21/17



EXHIBIT "A"

Lot 14, Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,
PLAT NO. 1, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.