



2015-010763  
Klamath County, Oregon  
09/30/2015 01:35:01 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard Charles Miller

961 Brewington Ct.

Watsonville, CA 95076

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

Richard Charles Miller

961 Brewington Ct.

Watsonville, CA 95076

File No. 66309AM

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### STATUTORY WARRANTY DEED

**Claudia June Dickens and Elaine Marie Martens, Successor Co-Trustees of the 2001 Fillmore Family Trust,**  
Grantor(s), hereby convey and warrant to

**Richard Charles Miller,**

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 449, Block 126, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$30,000.00.**

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:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

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 22 day of September, 2015

2001 Fillmore Family Trust

By: Claudia June Dickens  
Claudia June Dickens, Successor Co-Trustee

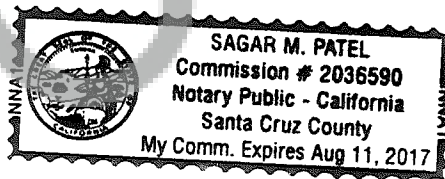
By: \_\_\_\_\_  
Elaine Marie Martens, Successor Co-Trustee

State of CALIFORNIA } ss  
County of SANTA CRUZ }

On this 22nd day of September, 2015, before me, SAGAR M. PATEL a Notary Public in and for said state, personally appeared Claudia June Dickens and Elaine Marie Martens, Successor Co-Trustees of the 2001 Fillmore Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of CALIFORNIA  
Residing at: SOQUA  
Commission Expires: 08/11/2017



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 22 day of Sept., 2015

2001 Fillmore Family Trust

By: Claudia June Dickens, Successor Co-Trustee

By: Elaine Marie Martens  
Elaine Marie Martens, Successor Co-Trustee

State of California } ss  
County of Colusa }

On this 22 day of September, 2015, before me, Melissa Burnett a Notary Public in and for said state, personally appeared ~~Claudia June Dickens and Elaine Marie Martens~~, Successor Co-Trustees of the 2001 Fillmore Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Burnett  
Notary Public for the State of California  
Residing at: 540 Amanda St. Arbuckle, CA  
Commission Expires: Jan. 16, 2019

