

After Recording Return To
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408

2015-011653
Klamath County, Oregon
10/23/2015 12:02:15 PM
Fee: \$52.00



After recording return to:
Michael P. Miller
3330 Hayden Bridge Road
Springfield, OR 97477

Until a change is requested all tax
statements shall be sent to the
following address:
Michael P. Miller
3330 Hayden Bridge Road
Springfield, OR 97477

File No.: 7192-2538212 (JLS)
Date: October 22, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dennis B. Nixon and Deborah K. Nixon, Trustees of the Dennis B. Nixon Trust dated December 5, 2002, Grantor, conveys and warrants to **Michael P. Miller**, 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 **\$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.

Dated this 22nd day of October, 2015.

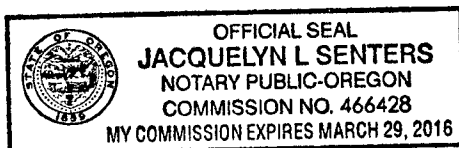
Dennis B. Nixon and Deborah K. Nixon,
Trustees of the Dennis B. Nixon Trust dated
December 5, 2002

Dennis B. Nixon, Trustee
Dennis B. Nixon, Trustee

Deborah K. Nixon, Trustee
Deborah K. Nixon, Trustee

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 22nd day of October, 2015
by Dennis B. Nixon and Deborah K. Nixon as Trustees of the Dennis B. Nixon Trust dated December 5,
2002, on behalf of the Trust.



Jacquelyn L. Senters
Notary Public for Oregon
My commission expires:

EXHIBIT A

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

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A RECTANGULAR PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE NORTH-SOUTH CENTER LINE OF SAID SECTION 17 INTERSECTS THE SOUTHWESTERLY LINE OF THE HIGHWAY RIGHT OF WAY OF OREGON STATE HIGHWAY 58, THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID RIGHT OF WAY IN A GENERALLY NORTHWESTERLY DIRECTION A DISTANCE OF 850 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE AT RIGHT ANGLES TO SAID HIGHWAY RIGHT OF WAY AND IN A GENERALLY SOUTHWESTERLY DIRECTION 250 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID LAST COURSE AND IN A GENERALLY NORTHWESTERLY DIRECTION A DISTANCE OF 175 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID LAST COURSE AND IN A GENERALLY NORTHEASTERLY DIRECTION A DISTANCE OF 250 FEET, MORE OR LESS, TO THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID OREGON STATE HIGHWAY 58; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID RIGHT OF WAY IN A GENERALLY SOUTHEASTERLY DIRECTION A DISTANCE OF 175 FEET, MORE OR LESS TO THE POINT OF BEGINNING.