



NITC 79823AM

After recording return to:

Patrick M. Ralph McMillen and Trina Lynn McMillen  
7401 SE Elsa St  
Gresham, OR 97080

2016-000941

Klamath County, Oregon

01/29/2016 12:16:03 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

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

Patrick M. Ralph McMillen and Trina Lynn McMillen  
7401 SE Elsa St  
Gresham, OR 97080

File No. 79823AM

### STATUTORY WARRANTY DEED

**Rose P. Enos,**

Grantor(s), hereby convey and warrant to

**Patrick M. Ralph McMillen and Trina Lynn McMillen, as Tenants by the Entirety,**

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:

**A parcel of land situated in the W1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the West line of the SE1/4 of the NW1/4 of said Section 14, from which the Southwest corner of the NE1/4 of the NW1/4 bears North 00° 10' 16" East 1,201.15 feet; thence from said point of beginning, South 00° 10' 16" West along the West line of the SE1/4 of the NW1/4 of said Section 14, 123.60 feet to a 5/8 inch iron pin marking the Northwest corner of the N1/2 of the NE1/4 of the SW1/4 of said Section 14; thence South 00° 10' 26" West along the West line of the N1/2 of the NE1/4 of the SW1/4 of said Section 14, 665.87 feet to a 5/8 inch iron pin marking the Southwest corner of the N1/2 of the NE1/4 of the SW1/4 of said Section 14; thence North 89° 35' 57" East along the South line of the N1/2 of the NE1/4 of the SW1/4 of said Section 14, 1,104.78 feet to a 5/8 inch iron pin; thence North 789.45 feet; thence South 89° 35' 57" West 1,102.39 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$140,000.00.**

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:

47 HKT

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 29<sup>th</sup> day of July 2016

Rose P. Enos  
Rose P. Enos

State of Oregon } ss  
County of Klamath

On this 29<sup>th</sup> day of Jan, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Rose P. Enos, 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.

Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-19-19

