



2016-004409  
Klamath County, Oregon  
04/29/2016 03:15:04 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Adam J. Gaudinski and Cecily A. Gaudinski

3410 Choke Cherry Lane

Klamath Falls, OR 97603

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

Adam J. Gaudinski and Cecily A. Gaudinski

3410 Choke Cherry Lane

Klamath Falls, OR 97603

File No. 93467AM

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**STATUTORY WARRANTY DEED**

**Marion V. Huxley and Fred E. Miles,**  
**Trustees of the Marion Virginia Huxley and Fred Earl Miles Revocble Trust,**

Grantor(s), hereby convey and warrant to

**Adam J. Gaudinski and Cecily A. Gaudinski, 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:

**Lot 32 in Block 5 of Tract 1119, Leisure Woods Unit 2, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2407-007D0-06500-000**

The true and actual consideration for this conveyance is **\$208,000.00.**

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:

Return to:  **AmeriTitle**

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 28<sup>th</sup> day of April, 2016.

The Marion Virginia Huxley and Fred Earl Miles Revocable Trust

By: Marion V. Huxley  
Marion V. Huxley, Trustee

By: Fred E. Miles  
Fred E. Miles, Trustee

State of Oregon } ss.  
County of Lane }

On this 28<sup>th</sup> day of April, 2016, before me, Melissa Goodson, a Notary Public in and for said state, personally appeared Marion V. Hurley and Fred E. Miles known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Marion Virginia Hurley and Fred Earl Miles Revocable trust, and acknowledged to me that \_\_\_\_\_ executed the same as Trustee.

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 Goodson  
Notary Public for the State of Oregon  
Residing at: Eugene  
Commission Expires: 3.22.2020

