



2016-005802
Klamath County, Oregon
06/03/2016 11:55:52 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Denene M. Delgado and Jeanene M. Oatman and
Durinda J. Rhodes

P.O. Box 654

Klamath Falls, OR 97601

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

Denene M. Delgado and Jeanene M. Oatman and
Durinda J. Rhodes

P.O. Box 654

Klamath Falls, OR 97601

File No. 105093AM

STATUTORY WARRANTY DEED

Doris M. Miller,

Grantor(s), hereby convey and warrant to

**Denene M. Delgado and Jeanene M. Oatman and Durinda J. Rhodes , not as tenants in common but with
rights of survivorship,**

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 1, 2, 3, 4, and 5, Block 1, All of Block 2, all being in MIDLAND HEIGHTS, in the County of Klamath,
State of Oregon.**

**ALSO that portion of the NW1/4 SW1/4 of Section 31, Township 39 South, Range 9 East of the Willamette
Meridian, being more particularly described as follows:**

**Beginning at the Southwest corner of the NW1/4 SW1/4 of Section 31, Township 39 South, Range 9 East of
the Willamette Meridian, running thence East parallel to the South line of said Section 31, a distance of 240
feet, more or less, to the Southwest line of County Road; thence Northwesterly along the Southwesterly line
of said County Road a distance of 320 feet, more or less, to its intersection with the West line of said Section
31; thence South along the West line of the said NW1/4 SW1/4 a distance of 215 feet, more or less, to the
point of beginning.**

Also, that portion of the vacated County Road lying between Blocks 1 and 2, MIDLAND HEIGHTS.

The true and actual consideration for this conveyance is **\$175,000.00.**

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:

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 27 day of May, 2016.

Doris M. Miller
Doris M. Miller

By:

Gloria C. Tucker POA
Gloria C. Tucker, her attorney in fact

State of Oregon } ss
County of Klamath }

On this 27 day of May, 2016, before me, Brenda Jean Phillips a Notary Public in and for said state, personally appeared Gloria C. Tucker as POA for Doris M. Miller 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.

Brenda Jean Phillips
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 2-4-2020

