



**2016-009210**  
**Klamath County, Oregon**  
08/29/2016 03:50:01 PM  
Fee: \$72.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zack G Holbrook  
3938 Bisbee Street  
Klamath Falls, OR 97603

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

Zack G Holbrook  
3938 Bisbee Street  
Klamath Falls, OR 97603

File No. 108247AM

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### STATUTORY WARRANTY DEED

**Charlotte P. Miller, Thomas Elyard, Joseph Elyard and Timothy Elyard, not as Tenants in Common, but with full rights of survivorship,**

Grantor(s), hereby convey and warrant to

**Zack G Holbrook ,**

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:

**Parcel 2 of Land Partition 15-91 being a portion of Lot 7, GIENGER'S HOME TRACTS, situated in the NE1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$60,000.00.**

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:

**2016-2017 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 25 day of August, 2016.  
Charlotte P. Miller  
Charlotte P. Miller

\_\_\_\_\_  
Thomas Elyard

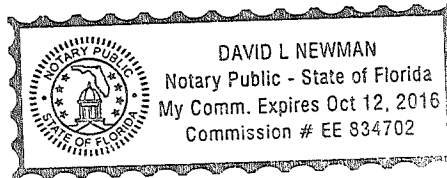
\_\_\_\_\_  
Joseph Elyard

\_\_\_\_\_  
Timothy Elyard

State of Florida } ss  
County of Polk }

On this 25 day of August, 2016, before me, DAVID L NEWMAN a Notary Public in and for said state, personally appeared Charlotte P. 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.

\_\_\_\_\_  
Notary Public for the State of Florida  
Residing at: Polk County  
Commission Expires: Oct 12 2016



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Thomas Elyard, 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss

Dated this 25 day of August, 2016.

Charlotte P. Miller

Thomas Elyard

Joseph Elyard

Timothy Elyard

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

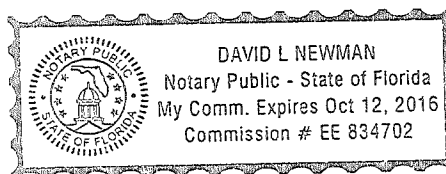
On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Charlotte P. Miller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Florida } ss  
County of Polk }

On this 25 day of August, 2016, before me, DAVID L NEWMAN a Notary Public in and for said state, personally appeared Thomas Elyard, 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.

Notary Public for the State of Florida  
Residing at: Polk County  
Commission Expires: 10/12/2016

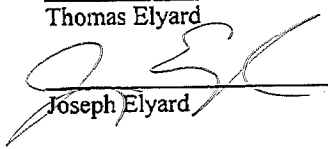


State of \_\_\_\_\_ } ss

Dated this 24 day of Aug, 2016

\_\_\_\_\_  
Charlotte P. Miller

\_\_\_\_\_  
Thomas Elyard

  
\_\_\_\_\_  
Joseph Elyard

\_\_\_\_\_  
Timothy Elyard

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in  
and for said state, personally appeared Charlotte P. 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in  
and for said state, personally appeared Thomas Elyard, 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.

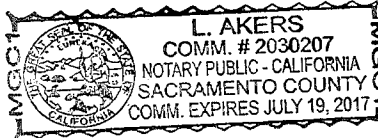
\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of CA } ss

Page 3 Statutory Warranty Deed  
Escrow No. 108247AM  
County of Sacramento

On this 24 day of August, 2016, before me, L. Akers a Notary Public in and for said state, personally appeared Joseph Elyard, 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.

L. Akers  
Notary Public for the State of CA  
Residing at: CA  
Commission Expires: 7/19/17



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Timothy Elyard, 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_


Page 2 Statutory Warranty Deed  
Escrow No. 108247AM

Dated this 24 day of August, 2016

\_\_\_\_\_  
Charlotte P. Miller

\_\_\_\_\_  
Thomas Elyard

\_\_\_\_\_  
Joseph Elyard

  
\_\_\_\_\_  
Timothy Elyard

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Charlotte P. 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Thomas Elyard, 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss

Page 3 Statutory Warranty Deed  
Escrow No. 108247AM  
County of \_\_\_\_\_}

On this \_\_\_\_\_ day of August, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Joseph Elyard, 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of North Carolina ss  
County of Wake }

On this 24<sup>th</sup> day of August, 2016, before me, Sharon D. Rogers a Notary Public in and for said state, personally appeared Timothy Elyard, 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.

Sharon D. Rogers  
\_\_\_\_\_  
Notary Public for the State of NC  
Residing at: Wake County  
Commission Expires: 11-13-2016

