



2644 Suzanne Way, Ste 120
Eugene, OR 97408

GRANTOR'S NAME:

Michael P. Miller

GRANTEE'S NAME:

Sage and Cedar Properties LLC

AFTER RECORDING RETURN TO:

Richard Haun
Sage and Cedar Properties LLC
PO Box 182
Waltersville, OR 97489

SEND TAX STATEMENTS TO:

Sage and Cedar Properties LLC
PO Box 182
Waltersville, OR 97489

17720 Hwy 58, Crescent Lake, OR 97733

2017-000594

Klamath County, Oregon

01/20/2017 11:17:00 AM

Fee: \$57.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael P. Miller, Grantor, conveys and warrants to **Sage and Cedar Properties LLC**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT 'A' ATTACHED

Subject to:

SEE EXHIBIT 'B' ATTACHED HERE TO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

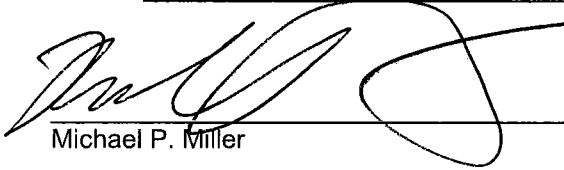
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

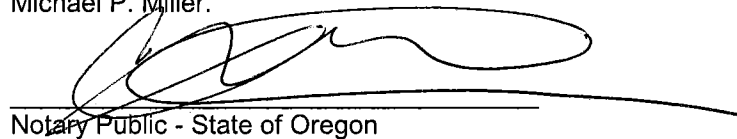
Dated: 1-13-17


Michael P. Miller

State of Oregon

County of Lane

This instrument was acknowledged before me on 01-13-17 by
Michael P. Miller.


Notary Public - State of Oregon

My Commission Expires: 7-5-17

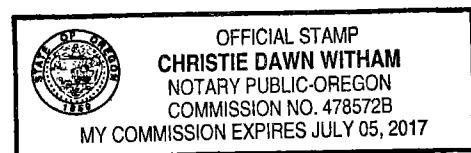
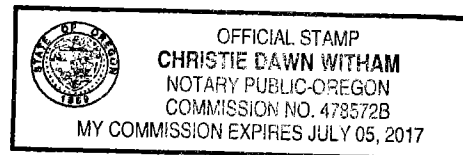
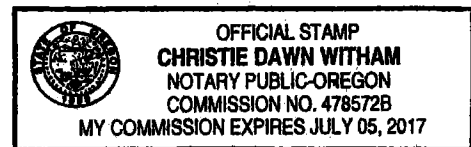


EXHIBIT "A"
LEGAL DESCRIPTION

A rectangular portion of the NE1/4 SW1/4 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:

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.

EXHIBIT "B"

7. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: John B. Amuchastegui and Etta Marie Amuchastegui, husband and wife and John L. Stonestreet and Bertha L. Stonestreet, husband and wife
Recorded: October 30, 1947
Instrument No.: 213, page 157
9. The provisions contained in Warranty Deed,
Recorded: January 17, 1948,
Instrument No.: 228, page 104.
10. Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,
Recorded: August 11, 1992
Instrument No.: M92, page 17832