

2017-005304

Klamath County, Oregon

05/15/2017 02:40:00 PM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Cynthia Lou Miller
5133 Villa Drive
Klamath Falls, Oregon 97603

WARRANTY DEED

Cynthia Lou Miller, Trustee of the Cynthia Lou Miller Trust, dated January 30, 2007, Grantor, warrants and transfers to Cynthia Lou Miller, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 22 in Block 12 of TRACT NO. 1220, FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any, and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

Property ID: R878754

Tax lot number: 3909-011DC-101100-000

The property is commonly known as 5133 Villa Drive, Klamath Falls, Oregon 97603.

There is no consideration for this conveyance.

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.

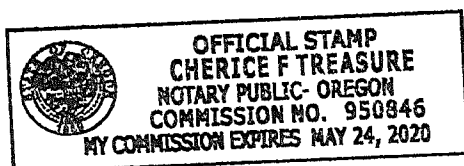
Dated this 11th day of May, 2017.

Cynthia Lou Miller Trust, dated January 30, 2007

Cynthia Lou Miller
Cynthia Lou Miller, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named **Cynthia Lou Miller, Trustee of the Cynthia Lou Miller Trust, dated January 30, 2007**, on the 11th day of May, 2017, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 5/24/2020