



2017-006455
Klamath County, Oregon
06/13/2017 11:52:00 AM
Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Aleta J. Miller

PO Box 846

Chiloquin, OR 97624

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

Aleta J. Miller

PO Box 846

Chiloquin, OR 97624

File No. 174625AM

STATUTORY WARRANTY DEED

Ellingson Land Company, an Oregon partnership,

Grantor(s), hereby convey and warrant to

Aleta J. Miller,

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:

That portion of Lots 4 and 9 lying East of the Southern Pacific Railroad in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and that portion of the SW1/4 NW1/4 lying East of the Southern Pacific Railroad and the N1/2 NW1/4 SW1/4 of Section 26, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Less and excepting therefrom that portion deed to Klamath County for Old Korral Rd., recorded May 28, 1993 in Volume M93, page 12231, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$45,000.00**.

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 12 day of June 2017

Ellingson Land Company
By: [Signature]
Robert P. Ellingson, III, General Partner

By: [Signature]
G. Peter Ellingson, General Partner

By: [Signature]
Andrea Ellingson, General Partner

State of OR} ss.
County of Baker}

On this 12th day of June, in the year 2017, before me, Mary M. Banta, a Notary Public in and for said state, personally appeared Robert P. Ellingson, III, G. Peter Ellingson and Andrea Ellingson known or identified to me to be the partner(s) of the Ellingson Land Company Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mary M. Banta
Notary Public for the State of OR
Residing at: Baker City
Commission Expires: 12/21/2018

