

2018-000501

Klamath County, Oregon



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01/12/2018 03:02:48 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

SHELLEY MILLER
7821 Tingley Lane
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

Terry L. Griffin
3939 S. 6th Street #199
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Grantee

UNTIL A CHANGE IS REQUESTED, SENT**TAX STATEMENTS TO:**

Grantee

WARRANTY DEED - STATUTORY FORM

SHELLEY MILLER, GRANTOR, conveys and warrants to **TERRY L. GRIFFIN, GRANTEE**, all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS THOUGH FULLY SET FORTH

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Shelley Miller, grantor
SHELLEY MILLER Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 12th day of January, 2018, by SHELLEY MILLER.

Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-28-18



Returned at Counter

Description of real property: Beginning at an iron pin on the Southerly line of Upham Street at the Northeast corner of Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS OREGON; thence along said line of Lot 1 and the Westerly line of the alley 83.5 feet to an iron pin at the most Southerly corner of said Lot 1; thence at right angles on line between said Lot 1 and Lot 2, 14.08 feet to an iron pin; thence at an angle to the right of $50^{\circ}53'$ a distance of 56.4 feet to an iron pin on the Southerly line of Upham Street 61.5 feet to the place of beginning, being a part of said Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, state of Oregon.

EXHIBIT A