

RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075  
Coos Bay, OR 97420

**AFTER RECORDING RETURN TO:**

Order No.: 360618024266-VR  
Ronald C. Abel and Erica M. Abel  
2759 Front Street  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Ronald C. Abel and Erica M. Abel  
2759 Front Street  
Klamath Falls, OR 97601

2757 & 2759 Front Street, Klamath Falls, OR 97601

**2018-008826**

Klamath County, Oregon

07/25/2018 01:41:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Steven A. Miller and Loretta M. Miller, Trustees of the Steve and Loretta Miller Trust**, Grantor, conveys and warrants to **Ronald C. Abel and Erica M. Abel, as tenants by the entirety**, 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 Attached Exhibit A

Subject to:

Taxes assessed under Code No. 001 Account No. R434756 Map No. R-3809-019CC-02000-000  
The 2018-2019 Taxes: A lien not yet due or payable.

City liens, if any, of the City of Klamath Falls.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$350,000.00)**. (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.**

**AFTER RECORDING  
RETURN TO**

**Ticor Title Company  
300 West Anderson Ave. - Box 1075  
Coos Bay, OR 97420-0233**

STATUTORY WARRANTY DEED  
(continued)

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

Dated 7/24/18; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Steven A. Miller and Loretta M. Miller, Trustees of the Steve and Loretta Miller Trust

BY: [Signature]  
Steven A. Miller, Trustee

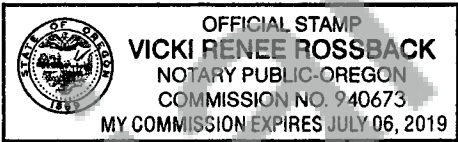
BY: [Signature]  
Loretta M. Miller, Trustee

State of OR  
County of COOS

This instrument was acknowledged before me on 7/24/18 by Steven A. Miller and Loretta M. Miller, Trustees of the Steve and Loretta Miller Trust.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 7/6/19



Unofficial Copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Block 3 of Shippington Addition and a portion of Lot 1, Block 3 of FIRST ADDITION TO BUENA VISTA to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a portion of vacated Frederick Street in the City of Klamath Falls more particularly described as follows:

Beginning at a point 30.25 feet North 14° 27' West of the Northwest corner of Lot 1, Block 2, First Addition to Buena Vista Addition, thence North 68 ° 11' East 61.3 feet; thence North 115.87 feet to the South line of Bismark Street; thence North 76° 30' West 101.35 feet along the South side of Bismark Street to the East line of Frederick Street, now known as Front Street; thence South 14° 27' East along the East side of Frederick Street, now known as Front Street, to the point of beginning.