



THIS SPACE RESERVED FOR

2018-010850
Klamath County, Oregon
09/06/2018 02:18:01 PM
Fee: \$92.00

After recording return to:

Arlene Forcen

PO Box 942

Calimesa, CA 92320

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

Arlene Forcen

PO Box 942

Calimesa, CA 92320

File No. 239964AM

STATUTORY WARRANTY DEED

Roger Alan Miller, Claiming Successor for the Estate of Donna Jean Miller, Deceased and Roger Alan Miller and Kathleen Laverne Kansky

Grantor(s), hereby convey and warrant to

Arlene Forcen, an unmarried woman,

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:

Lot 3 in Block 10 of First Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$235,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 4 day of September 2018.

Estate of Donna Jean Miller, Deceased

By: Roger Alan Miller
Roger Alan Miller, Claiming Successor

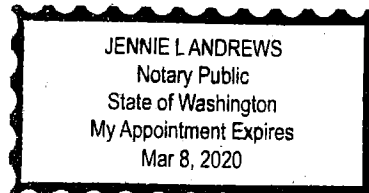
Roger Alan Miller
Roger Alan Miller

Kathleen Laverne Kansky
Kathleen Laverne Kansky

State of Washington } ss
County of Island }

On this 4th day of September, 2018, before me, Jennie L. Andrews, a Notary Public in and for said state, personally appeared Kathleen Laverne Kansky, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he (she) they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jennie L. Andrews
Notary Public for the State of Washington
Residing at: Island County
Commission Expires: 03/08/2020
Jennie L. Andrews, license #
145419



State of Oregon } ss
County of Klamath }

On this 5th day of September, 2018, before
me, Kathleen Antoinette Maynard, a Notary Public in and for said state,
personally appeared Roger Alan Miller, known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me
that he/she/they executed same.

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



Notary Public for the State of Oregon

Residing at: Klamath county

Commission Expires: 6/7/22

