



THIS SPACE RESERVED FOR

2018-013723

Klamath County, Oregon

11/09/2018 02:15:01 PM

Fee: \$87.00

After recording return to:

Aaron F. Miller and Michelle M. Miller

4837 Onyx Ave

Klamath Falls, OR 97603

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

Aaron F. Miller and Michelle M. Miller

4837 Onyx Ave

Klamath Falls, OR 97603

File No. 256055AM

STATUTORY WARRANTY DEED

Ronald W. Ketler and Julie A. Ketler, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Aaron F. Miller and Michelle M. Miller, as Tenants by the Entirety,

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:

The W 1/2 of Lot 19, Block 5, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 10 feet which was conveyed to Klamath County, a municipal organization, by Deed recorded May 19, 1961 in Book 329 at page 607, Deed records of Klamath County, Oregon, and the Easterly 12 feet running North and South of Lot 18, Block 5, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 10 feet which was conveyed to Klamath County, a municipal organization, by Deed recorded May 19, 1961 in Book 329 at page 609, Deed records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$89,000.00.

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 2 day of November, 2018

Ronald W. Ketler
Ronald W. Ketler

Julie A. Ketler
Julie A. Ketler

State of Oregon } ss
County of Klamath }

On this 2 day of November, 2018, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Ronald W. Ketler and Julie A. Ketler, 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.

Melissa R. Strom

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

