



THIS SPACE RESERVED FOR

2018-014499

Klamath County, Oregon

12/03/2018 02:27:01 PM

Fee: \$97.00

After recording return to:

Darrel Millen and Alyssa Millen

P. O. Box 256

Bly, OR 97622

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

Darrel Millen and Alyssa Millen

P. O. Box 256

Bly, OR 97622

File No. 269017AM

STATUTORY WARRANTY DEED

Robert M. Harden,

Grantor(s), hereby convey and warrant to

Darrel Millen and Alyssa Millen, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$24,000.00.

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.

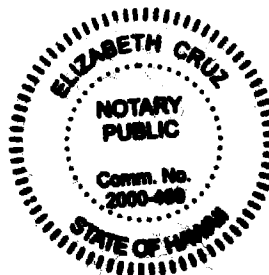
Dated this 30 day of Nov., 2018

Robert M. Harden
Robert M. Harden

State of Hawaii, ss
County of Mau

On this 30th day of Nov, 2018, before me, Elizabeth Cruz a Notary Public in and for said state, personally appeared Robert M. Harden, 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.

Elizabeth Cruz
Notary Public for the State of Hawaii
Residing at: 352 Makai'iki Rd Kaimakakai
Commission Expires: 9/24/2020 HI 96748



Doc. Description: Statutory
Warranty Deed
Doc. Date: 11/30/18 No. Pages: 2
Elizabeth Cruz 2nd
Notary Printed Name: Jud. Circuit

EXHIBIT "A"

269017AM

All the following described real property situate in Klamath County, Oregon:

That portion of Tracts I and D in North Bly, the plat thereof on file in the records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the Westerly boundary of said Tract I, midway between the Northwesternly and Southwesternly corners of said Tract I; thence North $61^{\circ} 07'$ East along a line parallel with and midway between the Northwesternly and Southeasterly boundaries of said Tract I, 141.1 feet, more or less to a point in a line connecting the center points on the Northeasterly and Southerly side of said Tract I; thence North $28^{\circ} 53'$ West 200.6 feet, more or less to an intersection with the South line of property conveyed to M.L. Johnson by deed recorded on page 261 of Volume 106, Deed Records of Klamath County, Oregon, extended; thence South $61^{\circ} 07'$ West 125.4 feet, more or less to the Easterly line of the Klamath Falls-Lakeview Highway; thence South $20^{\circ} 06'$ East 203.4 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING therefrom that portion thereof conveyed to William J. Miller and Leona G. Miller, husband and wife, by Deed recorded on page 115 of Volume 249 of Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the State Highway, which lies North $20^{\circ} 06'$ West along the Easterly right of way line of the State Highway, a distance of 152.05 feet from the most Southerly corner of Tract I of North Bly as recorded on the plat of North Bly filed in the office of the County Clerk, Klamath County, Oregon, and running thence North $61^{\circ} 07'$ East a distance of 133.34 feet to a point; thence North $28^{\circ} 53'$ West a distance of 50.25 feet to a point; thence South $61^{\circ} 07'$ West a distance of 125.58 feet to a point on the Easterly right of way of the State Highway; thence South $20^{\circ} 06'$ East along the Easterly right of way line of the State Highway a distance of 50.85 feet, more or less to the point of beginning, said tract being a portion of Tracts I and D of North Bly in the Southeast quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to Timothy P. Tyree and Helen M. Tyree, husband and wife, by deed recorded on page 426 of Volume 337 in the Deed Records of Klamath County, Oregon, more particularly described as follows:

That portion of Tract I of North Bly, the plat whereof is on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the Westerly boundary of said Tract I, midway between the Northwesternly and Southwesternly corners of said Tract I; thence North $61^{\circ} 07'$ East along a line parallel with and midway between the Northwesternly and Southeasterly boundaries of said Tract I, 141.1 feet more or less to a point in a line connecting the center points on the Northeastly and Southeasterly sides of said Tract I; thence North $28^{\circ} 53'$ West to the Southeast corner of Deed recorded August 11, 1951, Deed Volume 249, page 115, Deed Records of Klamath County, Oregon; thence South $61^{\circ} 07'$ West 140.0 feet, more or less, to the Easterly right of way line of Klamath Falls-Lakeview Highway; thence South along said Easterly right of way line to the point of beginning.