



THIS SPACE RESERVED FOR F

**2019-001399**

**Klamath County, Oregon**

**02/14/2019 01:31:01 PM**

**Fee: \$87.00**

After recording return to:

Brad K. Thueson and Shannon G. Thueson

724 E 200 N

Kaysville, UT 84037

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

Brad K. Thueson and Shannon G. Thueson

724 E 200 N

Kaysville, UT 84037

File No. 279561AM

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**STATUTORY WARRANTY DEED**

**Stanley L. Miller and Angela A. Miller, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Brad K. Thueson and Shannon G. Thueson, 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:

**Lot 3 of BASIN VIEW ESTATES, TRACT 1301, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$230,000.00.

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:

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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 11<sup>th</sup> day of February, 2019

Stanley L. Miller  
Stanley L. Miller

Angela A. Miller  
Angela A. Miller

WANDA E TORRES  
NOTARY PUBLIC - STATE OF IDAHO  
COMMISSION NUMBER 37919  
MY COMMISSION EXPIRES 4-21-2020

State of Id } ss  
County of Ada }

On this 11<sup>th</sup> day of February, 2019, before me, Wanda E. Torres a Notary Public in and for said state, personally appeared Stanley L. Miller and Angela A. 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.

Wanda E. Torres  
Notary Public for the State of Idaho  
Residing at: Mendocino, IP 83642  
Commission Expires: 4-21-2020