

2019-012405

Klamath County, Oregon

10/23/2019 12:05:01 PM

Fee: \$92.00

Recording Requested By:
Charles & Doris Miller

When Recorded mail to:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

Mail Tax Statements To:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

APN: R354752 & R354743
Prior Instrument Number:

Warranty Deed

For good and valuable consideration of \$3,600.00 , the receipt and sufficiency of which is hereby acknowledged, I or we, Charles W. Miller and Doris E. Miller, an , (GRANTORS), does hereby convey to Harris Land and Timber Company LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lots 45-46, Block 5 of Sprague River Valley Acres, as per plat recorded in records of said County.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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.

Signature Page to Follow

APN:R354752 & R354743

Dated this 23 day of October, 2019.

By: Doris E. Miller
Doris E. Miller

STATE OF North Carolina

COUNTY OF Onslow

I, Nicole Leggate, a Notary Public of the County and State first above written do hereby certify that Doris E. Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 23rd day of October, 2019.

Nicole Leggate
NOTARY PUBLIC
Onslow County, NC

Nicole Leggate
Notary Public Onslow County, NC
My commission expire: 25 June 2022
Acting in Craven County, NC

Dated this 23 day of October, 2019.

Signed and Sealed:

Charles W. Miller

Charles W. Miller

STATE OF North Carolina
COUNTY OF Onslow

I, Nicole Leggate, a Notary Public of the County and State first above written do hereby certify that Charles W. Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 23rd day of October, 2019.

Nicole Leggate
NOTARY PUBLIC
Onslow County, NC

Nicole Leggate

Notary Public Onslow, County, NC

My commission expire: 26 June 2022

Acting in Craven, County, NC