

**2019-013726**

**Klamath County, Oregon**

11/22/2019 02:52:02 PM

Fee: \$92.00



After recording return to:  
Edward Allen Litten and Lucretia M.  
Litten  
PO Box 40994  
Eugene, OR 97404

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Edward Allen Litten and Lucretia M.  
Litten  
PO Box 40994  
Eugene, OR 97404

File No.: 7191-3338774 (LL)  
Date: November 19, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

#### **STATUTORY WARRANTY DEED**

**Garland D. Miller and Mary L. Miller and Ricky R. Ruth**, Grantor, conveys and warrants to **Edward Allen Litten and Lucretia M. Litten as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 9 in Block 16 of Tract 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

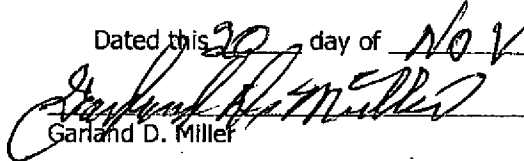
APN:

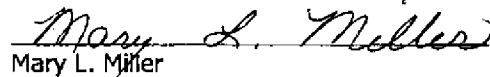
Statutory Warranty Deed  
- continued

File No.: 7191-3338774 (LL)

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 20 day of Nov, 2019.

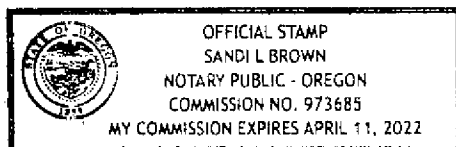
  
Garland D. Miller

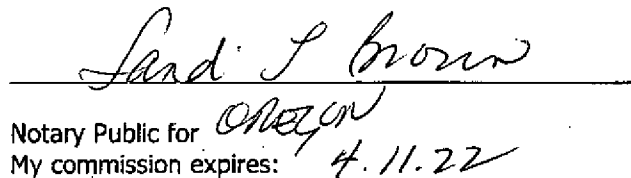
  
Mary L. Miller

Ricky R. Ruth

STATE OF Oregon )  
County of Douglas ) ss.

This instrument was acknowledged before me on this 20 day of Nov, 2019  
by **Garland D. Miller and Mary L. Miller.**



  
Notary Public for Oregon  
My commission expires: 4.11.22

APN:

Statutory Warranty Deed  
- continued


File No.: 7191-3338774 (LL)

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Dated this 20 day of November, 2019.

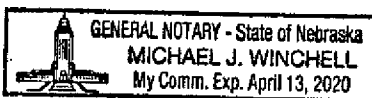
Garland D. Miller


Mary L. Miller

  
Ricky R. Ruth

STATE OF Nebraska )  
 )ss.  
County of Madison )

This instrument was acknowledged before me on this 20<sup>th</sup> day of November, 2019  
by **Ricky R. Ruth**.



  
Notary Public for State of Nebraska County of Madison  
My commission expires: 04-13-20