



2020-001510
Klamath County, Oregon
02/06/2020 10:30:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Clyde L. Miller and Debra S. Miller

1240 Vista Way

Klamath Falls, OR 97601

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

Clyde L. Miller and Debra S. Miller

1240 Vista Way

Klamath Falls, OR 97601

File No. 347055AM

STATUTORY WARRANTY DEED

**Craig Winfield Dorman and Jennifer Ann Dorman,
Trustees of the Craig Winfield Dorman and Jennifer Ann Dorman Revocable Living Trust
U.A.D. September 9, 2019,**

Grantor(s), hereby convey and warrant to

Clyde L. Miller and Debra S. 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:

A tract of land situated in Lot 2, Block 9 of TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 61° 30' 00" East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North 61° 30' 00" East 198.21 feet, central angle= 13° 07' 02", and long chord bears South 35° 03' 31" West for 45.28 feet) 45.38 feet to the point of intersection of the Northwestern right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North 15° 37' 04" West 62.66 feet to the point of beginning with bearings based on said TRACT NO. 1091-LYNNEWOOD.

ALSO, Lot 3, Block 9, TRACT NO. 1091, LYNNEWOOD, 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 \$371,400.00.

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:

1
OX.

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 2ND day of FEBRUARY, 2020.
CWD

Craig Winfield Dorman and Jennifer Ann Dorman Revocable Living Trust

By: [Signature]
Craig Winfield Dorman, Trustee

By: [Signature]
Jennifer Ann Dorman, Trustee

State of Texas } ss
County of HARRIS }

On this 3 day of February, 2020, before me, CASSANDRA ROBINSON a Notary Public in and for said state, personally appeared Craig Winfield Dorman and Jennifer Ann Dorman, Trustees of the Craig Winfield Dorman and Jennifer Ann Dorman Revocable Living Trust, 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.

[Signature]
Notary Public for the State of Texas
Residing at: Klamath Falls OR
Commission Expires: 3.18.24

