



THIS SPACE RESERVED FOR

2020-002868

Klamath County, Oregon

03/06/2020 01:24:03 PM

Fee: \$87.00

After recording return to:

Josiah S. Shafer

2422 Homedale Road

Klamath Falls, OR 97603

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

Josiah S. Shafer

2422 Homedale Road

Klamath Falls, OR 97603

File No. 346212AM

STATUTORY WARRANTY DEED

Cheryl Ann Miller,

Grantor(s), hereby convey and warrant to

Josiah S. Shafer,

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:

Beginning at a point located 30 feet West and 498 feet South of the Northeast corner of the NW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, on the East line of Lot 9 of Kielsmeier Acre Tracts; thence South 104 feet; thence West 155 feet; thence North 104 feet; thence East 155 feet, to the point of beginning, being a part of said NW1/4 SE1/4 of said Section 2, and being part of Tract 9 of said Kielsmeier Acre Tracts, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$165,000.00.

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 6 day of March, 2020

Cheryl Ann Miller
Cheryl Ann Miller

State of Oregon } ss
County of Jackson }

On this 6 day of March, 2020, before me, Robin Dee Fusmer, a Notary Public in and for said state, personally appeared Cheryl Ann 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.

Robin Dee Fusmer
Notary Public for the State of Oregon
Residing at: 858 Olympic Ave Medford OR 97504
Commission Expires: 6/18/2022

