



2020-011921

Klamath County, Oregon

09/18/2020 03:12:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Howard J. Tompkins and Cynthia F. Tompkins

PO Box 132

Klamath Falls, OR 97601

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

Howard J. Tompkins and Cynthia F. Tompkins

PO Box 132

Klamath Falls, OR 97601

File No. 399061AM

STATUTORY WARRANTY DEED

Mark Alen Miller, Successor Trustee(s) of the Don B. and Louise C. Miller Trust dated March 21, 1991,

Grantor(s), hereby convey and warrant to

Howard J. Tompkins and Cynthia F. Tompkins, 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:

Beginning at an iron pin which lies North 0°51' West along the West line of the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 217.5 feet and North 89°09' East a distance of 30 feet from the iron axle which marks the Southwest corner of said NE1/4 SW1/4 of said Section 1 and running; thence North 0°51' West a distance of 244.8 feet to an iron pin and being the true point of beginning of this description; thence North 89°09' East 232.2 feet to an iron pin; thence North 16°33' East 83.8 feet; thence South 89°09' West 257.2 feet; thence South 0°51' East 80 feet to the point of beginning.

Said parcel is also referred to as Lot 63 of ROLAND PARK vacated by order of vacation in Volume 184 at page 171, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$235,417.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 17 day of September, 2020

The Don B. and Louise C. Miller Trust dated March 21, 1991

By: [Signature]
Mark Alan Miller, Successor Trustee

State of Oregon } ss.
County of Klamath }

On this 17 day of September, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mark ~~Alan~~ Allen Miller known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the The Don B. and Louise C. Miller Trust dated March 21, 1991, and acknowledged to me that he/she/they executed the same as Successor Trustee.

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 Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

