



2020-015095

Klamath County, Oregon

11/18/2020 02:55:11 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Geoffrey H Shipley

1775 Washburn Way, #1002

Klamath Falls, OR 97603

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

Geoffrey H Shipley

1775 Washburn Way, #1002

Klamath Falls, OR 97603

File No. 417514AM

STATUTORY WARRANTY DEED

**Jeff Miller and Angela Miller,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Geoffrey H Shipley,

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 portion of land in the E1/2 of the NE1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, as shown on Parcel No. 3 on Map of Survey No. 1343 filed in the office of the Klamath County Surveyor, Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, which point is marked by a 1 inch iron pipe; thence South 0°05' West 488.97 feet and true point of beginning; thence South 73°04'30" East 861.40 feet to a 5/8 inch iron pin; thence South 16°59' West 265.50 feet to a 5/8 inch iron pin; thence North 73°04'30" West 780.75 feet to a 1 inch iron pipe; thence North 0°05' East 277.40 feet to the true point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2808-019A0-02700

The true and actual consideration for this conveyance is \$122,500.00.

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 13th day of Nov, 2020.

Jeff Miller
Jeff Miller

Angela Miller
Angela Miller

State of Oregon } ss
County of Deschutes }

On this 13th day of November, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Jeff Miller and Angela 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: La Pine Oregon
Commission Expires: Sept 23 2024

