



THIS SPACE RESERVED FOR

2021-000981

Klamath County, Oregon

01/21/2021 11:26:01 AM

Fee: \$87.00

After recording return to:

Noe Rivera

5629 Independence Ave.

Klamath Falls, OR 97603

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

Noe Rivera

5629 Independence Ave.

Klamath Falls, OR 97603

File No. 427844AM

STATUTORY WARRANTY DEED

**Raymond D. Miller and Jeanie M. Karther-Miller,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Noe Rivera,

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:

Parcel 2 of Land Partition 3-10, being a replat of Lots 10, 15, and a portion of Lot 14 of "INDEPENDENCE TRACTS" situated in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and recorded July 27, 2010 as 2010-008879

The true and actual consideration for this conveyance is \$189,000.00.

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 12th day of January, 2021.

Raymond Miller
Raymond Miller

Janie Karther-Miller
Janie Karther-Miller

State of } Oregon
County of } Clatsop

On this 12th day of January, 2021, before me, a Notary Public in and for said state, personally appeared *Raymond Miller and Janie Karther 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.

fw * Raymond Miller and Janie Karther Miller

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/1/2023

