



THIS SPACE RESERVED FOR

2021-005860

Klamath County, Oregon

04/19/2021 02:21:00 PM

Fee: \$87.00

After recording return to:

Michael James DeMatteis III and Heidi Nicole
DeMatteis

3507 Small Ct

Klamath Falls, OR 97603

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

Michael James DeMatteis III and Heidi Nicole
DeMatteis

3507 Small Ct

Klamath Falls, OR 97603

File No. 450254AM

STATUTORY WARRANTY DEED

**Judy A. Piercy and Keith L. Miller, Trustees, the Judy A. Piercy and Keith L. Miller Living Trust, under
agreement dated November 6, 2019,**

Grantor(s), hereby convey and warrant to

Michael James DeMatteis III and Heidi Nicole DeMatteis, 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:

**Lot 21, Block 3, Tract 1172 - Shield Crest, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$67,500.00.

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 16TH day of APRIL, 2021

The Judy A. Piercy and Keith L. Miller Living Trust

Judy A. Piercy
Judy A. Piercy, Trustee

Keith L. Miller
Keith L. Miller, Trustee

State of CALIFORNIA ss.
County of RIVERSIDE

On this 16 day of APRIL, 2021, before me, RICHARD W. MARTIN
a Notary Public in and for said state, personally appeared Judy A. Piercy and Keith L. Miller known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Judy A. Piercy and Keith L. Miller Living Trust, and acknowledged to me that he/she/they executed the same as 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.

Richard W. Martin
Notary Public for the State of CALIFORNIA
Residing at: 1920 E. RACHELLE RD
Commission Expires: PALM SPRINGS CA 92262
11-27-24

