



2021-009070

Klamath County, Oregon

06/08/2021 01:44:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jonathan M. Moritz and Shannon L. Moritz

1500 Ridgecrest Dr.

Klamath Falls, OR 97601

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

Jonathan M. Moritz and Shannon L. Moritz

1500 Ridgecrest Dr.

Klamath Falls, OR 97601

File No. 466428AM

STATUTORY WARRANTY DEED

Gregory N. Miller, Trustee, or his successor in the trust, under the Miller Living Trust (Marital) dated May 18, 2012, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jonathan M. Moritz and Shannon L. Moritz, 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 3, Block 2, Tract No. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$30,000.00.

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 8th day of June, 2021.

The Miller Living Trust

Gregory N. Miller, Trustee of the Miller Living Trust by Jennifer Jean Schade
Gregory N. Miller, Trustee of the Miller Living Trust by Jennifer Jean Schade, his attorney in fact

State of Oregon} ss.
County of Klamath}

On this 8 day of June, 2021, before me, Nicole S Galpin a Notary Public in and for said state, personally appeared Jennifer Jean Schade known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Gregory N. Miller Trustee of the Miller Living Trust, and acknowledged to me that he/she/they subscribed the name of Gregory N. Miller Trustee of the Miller Living Trust as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Nicole S Galpin

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5 22, 2023

