



THIS SPACE RESERVED FOR

2021-009807

Klamath County, Oregon

06/23/2021 12:03:00 PM

Fee: \$87.00

After recording return to:

Ashley Karen Roy and Donald M. Roy

6205 Hyside Dr., Unit A

Austin, TX 78723

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

Ashley Karen Roy and Donald M. Roy

6205 Hyside Dr., Unit A

Austin, TX 78723

File No. 467042AM

STATUTORY WARRANTY DEED

Robert A. Millard and Wendy B. Mathews Millard, Trustees of the Millard Family Trust, uda September 26, 2006, and their successors in trust,

Grantor(s), hereby convey and warrant to

Ashley Karen Roy and Donald M. Roy, not as tenants in common, but with rights of survivorship,

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 1

Parcel 1 of Land Partition 16-94 being the E1/2 NE1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 in Volume M90, page 6991, and January 13, 1994, Volume M94, page 1350, January 18, 1994, Volume M94, page 1869 and June 13, 1994, Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.

PARCEL 2

Parcel 2 of Land Partition 16-94, being the E1/2 NE1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 60' wide non-exclusive private easement as set out in Partition 16-94.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 at Volume M90, page 6991, and January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$284,000.00.

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 18th day of June, 2021.

The Millard Family Trust

By: Robert A. Millard
Robert A. Millard, Trustee

By: Wendy B. Mathews Millard
Wendy B. Mathews Millard, Trustee

State of Oregon } ss
County of Klamath }

On this 18th day of June, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Robert A. Millard and Wendy B. Mathews Millard, Trustees of the Millard Family Trust 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Co
Commission Expires: 8-2021

