



THIS SPACE RESERVED FOR

2021-011169

Klamath County, Oregon

07/20/2021 10:17:00 AM

Fee: \$87.00

After recording return to:

Roger M. Lamb and Juliana M. Lamb

1371 Pine Grove Rd.

Klamath Falls, OR 97603

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

Roger M. Lamb and Juliana M. Lamb

1371 Pine Grove Rd.

Klamath Falls, OR 97603

File No. 462764AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Roger M. Lamb and Juliana M. Lamb, 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:

Parcel 1 of Land Partition 120-06, being a Replat of Lot 17 and a portion of Lot 18 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.

The true and actual consideration for this conveyance is \$164,000.00.

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 16 day of July, 2021

The Miller Living Trust

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

State of Oregon} ss.
County of Klamath}

On this 16 day of July, 2021, before me, Melissa Cook 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.

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/15/22

