



THIS SPACE RESERVED FOR

2021-012320
Klamath County, Oregon
08/12/2021 09:43:00 AM
Fee: \$87.00

After recording return to:
Dennis Ray Miller and Mary Phyllis Miller
7322 Reeder Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Dennis Ray Miller and Mary Phyllis Miller
7322 Reeder Rd.
Klamath Falls, OR 97603
File No. 481777AM

STATUTORY WARRANTY DEED

Robert W. Wess and Jeniffer R. Oliver-Wess, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Dennis Ray Miller and Mary Phyllis Miller, 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 ONE

A portion of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is on the Southwest corner of a tract conveyed to Smith by deed recorded July 18, 1966 in M66 Page 7278, said point being North 1425.41 feet and West 686.63 feet from the Southeast corner of said Section 19; thence West 223.96 feet; thence North 415.22 feet to the North line of a tract conveyed to ADAIR by deed recorded July 10, 1969 in Volume M69 Page 6057, records of Klamath County, Oregon; thence South 87°56' East a distance of 224.10 feet to the Northwest corner of said Smith tract; thence South along the West line of said Smith tract a distance of 407.21 feet to the point of beginning.

PARCEL TWO

A portion of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point that is North 1425.41 feet and West 910.59 feet from the Southeast corner of said Section 19; thence North 415.22 feet to the North line of a tract conveyed to ADAIR by deed recorded July 19, 1969 in Volume M69 Page 6057, records of Klamath County, Oregon; thence North 87°56' West along the North line of said ADAIR tract, a distance of 224.10 feet to the Northwest corner thereof; thence South 423.23 feet to a point; thence East a distance of 223.95 feet to the point of beginning.

LESS AND EXCEPT from Parcel 2 the parcel conveyed to James R. Adair, recorded September 26, 1979 in Book M79 Page 22756.

The true and actual consideration for this conveyance is \$530,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 9 day of August, 2021.

[Signature]
Robert W. Wess

[Signature]
Jeniffer R. Oliver-Wess

State of OR } ss
County of Klamath }

On this 9th day of August, 2021, before me, Vivian Garcia a Notary Public in and for said state, personally appeared Robert W. Wess and Jeniffer R. Oliver-Wess, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath County
Commission Expires: 12-22-24

