

2021-018237

Klamath County, Oregon

12/08/2021 03:29:01 PM

Fee: \$97.00

Grantor:

W. Don Miller, Trustee of
The Miller Revocable Living Trust
Dated June 28, 2011

Grantee:

John Evanski
2884 S. Cherry Avenue
Fresno, CA 93706

After Recording Return To:

John Evanski
2884 S. Cherry Avenue
Fresno, CA 93706

All Tax Statements Should be Sent to:

John Evanski
2884 S. Cherry Avenue
Fresno, CA 93706

STATUTORY WARRANTY DEED

W. DON MILLER, Trustee of the Miller Revocable Living Trust dated June 28, 2011, Grantor, conveys and warrants to **JOHN EVANSKI**, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by reference made a part hereof.

Exceptions: See Attached Exhibit "A"

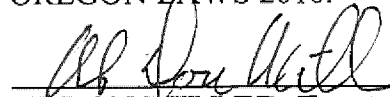
This property is sold subject to the following restriction: Subject to property taxes or assessments due to Klamath County, Oregon, and other encumbrances of record.

The true consideration for this conveyance is \$100,000.00.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: Dec. 6, 2021

 TRUSTEE
W. DON MILLER, Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

On this ____ day of _____, 2021, personally appeared the above-named **W. DON MILLER**, Trustee of the Miller Revocable Living Trust dated June 28, 2001, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

Notary Public for Oregon

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

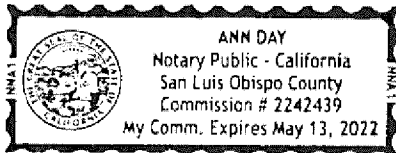
State of California

County of San Diego }

On 12/16/2021 before me, Ann Day Notary Public
Date Here Insert Name and Title of the Officer

personally appeared W. Don Miller
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 12/16/2021 Number of Pages: 2

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: W. Don Miller

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: Miller Revocable Living Trust DTD 6/28/2011

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"

That certain part of Lot eighteen (18) of Section twenty (20) of Township thirty-five (35) South, of Range seven (7) East Willamette Meridian, described as follows:

Commencing at a point seven hundred (700) feet east of the Southwest corner of said Lot eighteen (18), thence east along the south line of said Lot eighteen (18) a distance of two hundred (200) feet; thence north at right angles to the Williamson River; thence northwesterly along the bank of said Williamson River to a point directly north of and at right angles to the south line of said Lot eighteen (18) which is directly opposite to the point of beginning; thence south to the point of beginning.

Also,

That part of Lot twenty-three (23) of said Section twenty (20) Township thirty-five (35) South of Range seven (7) East Willamette Meridian, directly south of the above described land and described as follows: Commencing at a point seven hundred (700) feet east of the Northwest corner of said Lot twenty-three (23) which is common with the point of beginning with the above described parcel of land; thence east along the North line of said Lot twenty-three (23) a distance of two hundred feet (200); thence at right angles south a distance of sixty-four and 51.100 (64.51) feet; thence Northwesterly to the point of beginning.

All of the said land being a part of Section twenty (20) situated on the South Bank of the Williamson River and containing one acre more or less.

SUBJECT TO property taxes or assessments due to Klamath County, Oregon, and other encumbrances of record.

EXCEPTIONS:

1. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Williamson River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
2. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Williamson River.
3. Reservations, including the terms and provisions thereof as contained in the Deed from General Sand and Gravel Company to W.W. Southwell, recorded April 21, 1936, in Volume 106 page 291, Deed records of Klamath County, Oregon.

EXHIBIT "A"

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