



2021-018711
Klamath County, Oregon
12/17/2021 01:45:00 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Lily Anna Miller

13391 Mann Rd

Klamath Falls, OR 97603

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

Lily Anna Miller

13391 Mann Rd

Klamath Falls, OR 97603

File No. 511668AM

STATUTORY WARRANTY DEED

Michael C. Griffin, Trustee under Declaration of Trust dated July 16, 2012, known as the Griffin Living Trust,

Grantor(s), hereby convey and warrant to

Lily Anna Miller,

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:

A portion of Lots 15 through 18 in Block 6, ST. FRANCIS PARK, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 18 of Block 6 in St. Francis Park and running thence South along the West line of said Lot, 46 feet 8 inches to an iron pin which marks the true point of beginning; thence East to an iron pin on the East line of Lot 15 in said Block 6 which is 46' 8" South from the Northeast corner of said Lot 15; thence South along the East line of said Lot 15 a distance of 46' 8" to an iron pin; thence West to an iron pin on the West line of Lot 18 which is South along said West line a distance of 46' 8" from the point of beginning; thence North along the West line of said Lot 18 to the point of beginning, all being the center 46' 8" of Lots 15 through 18 in Block 6 in St. Francis Park.

The true and actual consideration for this conveyance is \$169,499.00.

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 14 day of December, 2021.

Michael C. Griffin, Trustee under Declaration of Trust dated July 16, 2012, known as the Griffin Living Trust

Michael C. Griffin
Michael C. Griffin, Trustee

ACKNOWLEDGMENT

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 Mendocino

On December 14 2021 before me, Karlie Eugenie Rexrode Notary public
(Insert name and title of the officer)

personally appeared Michael C. Griffin, 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 [Signature] (Seal)

