



After recording return to:
Robert A. Wilson and Desiree Leo-
Wilson
1029 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Robert A. Wilson and Desiree Leo-
Wilson
1029 Main Street
Klamath Falls, OR 97601

File No.: 7161-3884560 (SA)
Date: January 12, 2022

THIS SPACE RESERVED FOR RECORD

2022-002623

Klamath County, Oregon

03/02/2022 02:10:02 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Helen E. Derminer and Sharon I. Miller and Jerry J. Miller, not as tenants in common but with right of survivorship, Grantor, conveys and warrants to **Robert A. Wilson and Desiree Leo-Wilson, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$255,000.00**. (Here comply with requirements of ORS 93.030)

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 23 day of Feb, 2022.

Jerry J. Miller
Jerry J. Miller

Sharon I. Miller
Sharon I. Miller

Helen E. Derminer
by Sharon Irene Miller as attorney in fact
Helen E. Derminer by Sharon Irene Miller as
Attorney In Fact

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of Feb, 2022
by **Jerry J. Miller and Sharon I. Miller and Helen E. Derminer by Sharon Irene Miller as Attorney In Fact.**



Sarah F. Amaya
Notary Public for Oregon
My commission expires: 1/23/2023

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF MAIN STREET, 32 FEET NORTHEASTERLY ALONG SAID LINE FROM THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 48, OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE NORTHWESTERLY AT RIGHT ANGLES TO MAIN STREET, A DISTANCE OF 119.65 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTHEASTERLY PARALLEL TO MAIN STREET, A DISTANCE OF 34.83 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 119.65 FEET TO MAIN STREET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF MAIN STREET, 34.83 FEET MORE OR LESS, TO THE PLACE OF BEGINNING BEING ALL OF LOT 2 OF SAID BLOCK 48, EXCEPTING THE SOUTHWESTERLY 32 FEET THEREOF, SAVING AND EXCEPTING THEREFROM THE NORTHWESTERLY 2 FEET OF SAID PROPERTY DEEDED TO THE CITY OF KLAMATH FALLS, OREGON A MUNICIPAL CORPORATION IN DEED RECORDED OCTOBER 27, 1958, IN VOLUME 305 OF DEEDS, PAGE 354, RECORDS OF KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.