



2022-007137

Klamath County, Oregon

06/08/2022 10:47:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Adam Palmer and Gretchen Leah Palmer

4515 Selma Street

Klamath Falls, OR 97603

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

Adam Palmer and Gretchen Leah Palmer

4515 Selma Street

Klamath Falls, OR 97603

File No. 543668AM

STATUTORY WARRANTY DEED

J. Miller Ventures, LLC an Ohio Limited Liability Company,

Grantor(s), hereby convey and warrant to

Adam Palmer and Gretchen Leah Palmer, 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:

A tract of land situated in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southeast corner of Lot 16 of SUMMERS HEIGHTS a platted portion of Klamath County, Oregon; thence South along the East line of said Summers Heights a distance of 30 feet to the South line of the SW1/4 NW1/4 of said Section 14; thence East along said line 50 feet and the true point of beginning; thence continuing East along said line 100 feet; thence Northerly parallel with the East line of Summers Heights 195 feet; thence Westerly parallel with the South line of said SW1/4 NW1/4 to its intersection with the East line of Deed recorded October 3, 1950 in Deed Volume 242 at page 353; thence South 12° West to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Klamath County for road purposes in Volume M67, page 8499, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$337,000.00.

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 6th day of June 2022

J. Miller Ventures LLC., an Ohio Limited Liability Company

By: [Signature]
Jack R. Miller, Manager

By: [Signature]
Colleen M. Miller, Manager

State of Oregon } ss
County of Deschutes

On this 6th day of June, 2022, before me, Tiffany Hudson, a Notary Public in and for said state, personally appeared Jack R. Miller and Colleen M. Miller known or identified to me to be the Managing Member in the Limited Liability Company known as J. Miller Ventures LLC., an Ohio Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Oregon
Residing at: Bend
Commission Expires: 4/5/25

