



2022-011682  
Klamath County, Oregon  
09/28/2022 01:59:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Laduska Miller  
PO BOX 746  
Keno, OR 97627

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

Laduska Miller  
PO BOX 746  
Keno, OR 97627

File No. 562553AM

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### STATUTORY WARRANTY DEED

**Kelly Marie Hill, as Trustee of the Martin T. Hill Trust, U/A dated August 29, 2022,**

Grantor(s), hereby convey and warrant to

**Laduska 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:

**See attached Exhibit "A"**

The true and actual consideration for this conveyance is \$449,000.00.

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:

***2022-2023 Real Property Taxes, a lien not yet due and payable***

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 28 day of September, 2022

Martin T. Hill Trust, U/A dated August 29, 2022

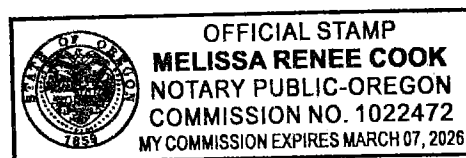
By: Kelly Marie Hill  
Kelly Marie Hill/Co-Trustee

State of Oregon } ss.  
County of Clatsop }

On this 28 day of September, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kelly Marie Hill known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Martin T. Hill Trust, U/A dated August 29, 2022, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M Cook  
Notary Public for the State of Oregon  
Residing at: 1001 1st St SE  
Commission Expires: 3/7/24



## EXHIBIT "A"

Lot 2 in Block 33 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT those portions conveyed to Keno Water Company in Property Line Adjustment 45-98 by deed recorded January 20, 1999 in Volume M99, page 1973, Microfilm Records of Klamath County, Oregon, described as follows:

Three parcels of land which are portions of Lot 2, Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, more particularly described as follows:

Parcel 1: Beginning at the Northwest corner of Lot 3, Block 33; thence along the lot line common to Lots 2 and 3, North 67° 39' 52" East 102.90 feet; thence, leaving said lot line, North 66° 50' 55" West 1.86 feet; thence South 66° 55' 00" West 101.61 feet to the point of beginning.

Parcel 2: Beginning at a point on the lot line common to Lots 2 and 3, Block 33 from which the Northeast corner of Lot 3 bears North 34° 08' 28" West 29.78 feet; thence along the lot line South 34° 08' 28" East 8.07 feet; thence, leaving said lot line, North 7° 57' 18" West 5.09 feet; thence North 66° 50' 55" West 4.16 feet to the point of beginning.

Parcel 3: Beginning at the Southeast corner of Lot 3, Block 33; thence along the lot line common to Lots 2 and 3, North 34° 08' 28" West 29.39 feet; thence, leaving said lot line, South 89° 59' 37" East 16.50 feet; thence South 00° 00' 23" West 24.33 feet to the point of beginning.

AND TOGETHER WITH those portions of Lot 3 in said Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, conveyed in Property Line Adjustment 45-98 to Leon A. and Susan E. Buzzard by Deed recorded January 20, 1999 in Volume M99, page 1975, described as follows:

Two parcels of land which are portions of Lot 3, Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, more particularly described as follows:

Parcel 1: Beginning at the Northeast corner of Lot 3, Block 33; thence along the Easterly line of said Lot 3 South 34° 08' 28" East 29.78 feet; thence, leaving said lot line, North 66° 50' 55" West 40.88 feet; to the Northerly line of said Lot 3; thence along said Northerly lot line North 67° 39' 52" East 22.57 feet to the point of beginning.

Parcel 2: Beginning at a point on the Easterly line of Lot 3, Block 33 from which the Southeast corner of Lot 3 bears South 34° 08' 28" East 29.39 feet; thence along said Easterly lot line North 34° 08' 28" West 50.59 feet; thence, leaving said lot line, South 7° 57' 18" East 42.27 feet; thence South 89° 59' 37" East 22.54 feet to the point of beginning.