



2022-012956  
Klamath County, Oregon  
11/01/2022 01:29:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trisha N. Vervisch

286 W Sparkleberry Ave

Orange, CA 92865

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

Trisha N. Vervisch

286 W Sparkleberry Ave

Orange, CA 92865

File No. 554285AM

### STATUTORY WARRANTY DEED

**Erin E. Miller, who acquired title as Erin E. Lanning,**

Grantor(s), hereby convey and warrant to

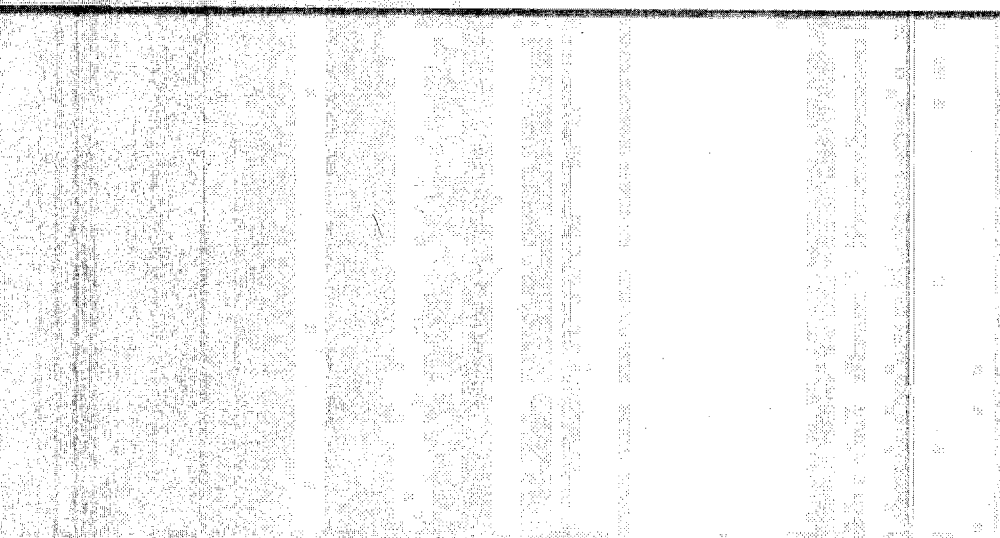
**Trisha N. Vervisch,**

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 \$330,000.00.

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.

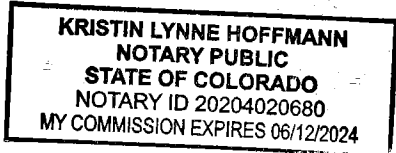
Dated this 24 day of October, 2022

Erin E. Miller  
Erin E. Miller

State of COLORADO } ss  
County of Denver }

On this 24 day of October, 2022, before me, Kristin Lynne Hoffmann, a Notary Public in and for said state, personally appeared Erin E. Miller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
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 COLORADO  
Residing at: Adams County  
Commission Expires: 6/12/2024



## EXHIBIT "A"

All that part of the NE1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of the said NE1/4 of NW1/4 882 feet Easterly therefrom and the Northerly line of the Klamath Falls-Keno Road or Highway; thence from said point of beginning North and parallel with the said West line of said NE1/4 of NW1/4 a distance of 330 feet; thence Northeasterly and parallel with said line of Highway to the West line of property deeded to Roxana Miller Harvey by deed recorded in Book 113 at page 29, Deed Records of Klamath County, Oregon, being a line distant 341 feet West of the East line of said NE1/4 NW1/4 and parallel thereto; thence South and along said line of the Harvey property to the North line of the said highway; thence Westerly along said highway line to the place of beginning.