

2023-000641

Klamath County, Oregon



00311048202300006410030033

THIS SPACE PROVIDED FOR RECORDER'S USE ON

01/31/2023 10:02:42 AM

Fee: \$92.00

*TAX STATEMENTS :*

WHEN RECORDED RETURN TO:

Michael D. Nichols & Lauralee E. Nichols

3923 Scott Valley Drive

Klamath Falls, Oregon, 97601

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## SPECIAL WARRANTY DEED

THE GRANTOR(S),

- John L. Miles Jr. and Teresa M. Miles, a married couple,

for and in consideration of: \$60,000.00 grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- Michael D. Nichols and Lauralee E. Nichols, 3923 Scott Valley Drive, Klamath Falls, OR County, Oregon, 97601,

the following described real estate, situated in LA WANDA HILLS, Lot 11, Block 3, Track 1002, Klamath Falls, in the County of OR, State of Oregon, 97601:

Legal Description:

Lot 11, Block 3, TRACT 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:

Returned at Counter

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.

Tax Parcel Number: 497019

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. 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.

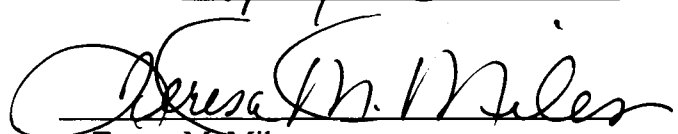
**Grantor Signatures:**

DATED: 1-27-23



John L. Miles Jr.  
3107 Cortez St  
Klamath Falls, Oregon  
97601

DATED: 1/27/2023



Teresa M. Miles  
3107 Cortez St  
Klamath Falls, Oregon  
97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 27th day of January,  
2023 by John L. Miles Jr. and Teresa M. Miles.

Melody Smith  
Notary Public

Signature of person taking acknowledgment

Melody Smith Notary  
Title (and Rank)

My commission expires June 25, 2024

