



2024-000497
Klamath County, Oregon
01/19/2024 09:27:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bruce Neufeld and Dorothy Neufeld

132 Eulalona Ct.

Klamath Falls, OR 97601

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

Bruce Neufeld and Dorothy Neufeld

132 Eulalona Ct.

Klamath Falls, OR 97601

File No. 616912AM

STATUTORY WARRANTY DEED

Jeanette Miller,

Grantor(s), hereby convey and warrant to

Bruce Neufeld and Dorothy Neufeld, 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:

**Lot 34, Block 5, TRACT 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights,
Mountain View Addition and Eldorado Heights, in the City of Klamath Falls, County of Klamath, State of
Oregon.**

The true and actual consideration for this conveyance is \$20,000.00.

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 6 day of January, 2024

Jeanette Miller
Jeanette Miller

State of NORTH CAROLINA } ss
County of CHATHAM }

On this 6 day of JANUARY, 2024, before me, JOSHUA GANGWAY a Notary Public in and for said state, personally appeared Jeanette 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 NORTH CAROLINA
Residing at: 12031 WICKER DR. CHAPEL HILL NC 27517
Commission Expires:

5/5/2026

Joshua Gangway
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires May 5, 2026