

2024-001086

Klamath County, Oregon

02/12/2024 08:49:01 AM

Fee: \$87.00

After recording please return to:

Mark Channing Miller

600 Riley Ln

Delta, Co 81416

Mail tax statements to above:

File No.: **KL8549**

STATUTORY WARRANTY DEED

PY PROPERTIES LLC, A Virginia Limited Liability Company,

Grantor(s), hereby convey and warrant to

Mark Channing Miller & Lyda Rose Miller-Leitz, as joint tenants with rights of survivorship

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:

Klamath Falls Forest Estates Hwy 66 Plat #1, Block 7, Lot 35

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns,
that grantor is lawfully seized in fee simple of the above granted premises, free from all
encumbrances except (if no exceptions, so state): no exceptions.

The true and actual consideration for this conveyance is **\$14,125.**

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, in 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 3rd day of February, 2024

x [Signature] (Patrick Young of PY Properties LLC)

State of Virginia

County of Fairfax

The foregoing instrument was acknowledged on 3rd day of February, 2024 before me, Steven Roscoe II, personally appeared Patrick Young, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

[Signature] Roscoe II

Notary Public for the State of: Virginia

Residing at: VPS Store 4608

My commission expires: April 30th, 2025



**STEVEN MARTIN EUGENE
ROSCOE II**
NOTARY PUBLIC
Commonwealth of Virginia
ID# 7916223
My Commission Expires
April 30, 2025