



2024-004378
Klamath County, Oregon
05/31/2024 02:17:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Natasha L. Miller and Steven H. Miller II and
Stephanie A. McNeal

821 N 27th St. #278

Billings, MT 59101

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

Natasha L. Miller and Steven H. Miller II and
Stephanie A. McNeal

821 N 27th St. #278

Billings, MT 59101

File No. 633855AM

STATUTORY WARRANTY DEED

William Hugh Tittle,

Grantor(s), hereby convey and warrant to

Natasha L. Miller and Steven H. Miller II and Stephanie A. McNeal, with right 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:

**Lot 41, Block 16, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 1,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$12,500.00.

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 31 day of May, 2024.

William Hugh Tittle
William Hugh Tittle

State of Virginia } ss
County of Williamsburg }

On this 31 day of May, 2024, before me, Sharon Dixon a Notary Public in and for said state, personally appeared William Hugh Tittle, 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.

Sharon Dixon
Notary Public for the State of Virginia
Residing at: VIRGINIA
Commission Expires: 04/30/2028

