



2024-006603
Klamath County, Oregon
07/30/2024 09:14:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR F

After recording return to:

Donald Miller and Kathleen Miller

110 E. Coro Nado Road # 5

Phoenix, AZ 85001

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

Donald Miller and Kathleen Miller

110 E. Coro Nado Road # 5

Phoenix, AZ 85001

File No. 641133AM

STATUTORY WARRANTY DEED

Mark Farmer Trustee of the Mark Farmer 2002 Trust,

Grantor(s), hereby convey and warrant to

Donald Miller and Kathleen Miller, 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:

Lots 47 and 48 of Block 24 in OREGON SHORES SUBDIVISION UNIT 2, TRACT NO. 1113, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3507-018DA-05300

3507-018DD-00600

The true and actual consideration for this conveyance is \$27,000.00.

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:

Real property taxes due, if any, but not yet payable



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 July, 2024

Mark Farmer 2002 Trust

Mark Farmer Trustee
By: Mark Farmer, Trustee

State of California } ss.
County of Calaveras }

On this 24th day of July, 2024, before me, Sidney C. Marsh a Notary Public in and for said state, personally appeared Mark Farmer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Mark Farmer 2002 Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sidney C. Marsh
Notary Public for the State of California »
Residing at: 340 Tom Bell Rs #133 Murphys CA 95247
Commission Expires: 01/22/2025

