



**2024-009244**  
**Klamath County, Oregon**  
10/23/2024 11:49:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Miller and Tonia Miller

P.O. Box E

Klamath Falls, OR 97601

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

Michael Miller and Tonia Miller

P.O. Box E

Klamath Falls, OR 97601

File No. 647203AM

---

### STATUTORY WARRANTY DEED

**Angela Owens and Von Owens, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Michael Miller and Tonia 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:

**A parcel of land situate in Lot 67 of FAIR ACRES NO. 1, being more particularly described as follows: Beginning at a concrete nail set in lead in the base of a concrete corner post, marking the Northwest corner of said Lot 67; thence South 00°01'53" West along the Westerly line of said Lot 67, 238.69 feet to a 1/2 inch iron pin; thence North 89°48'35" East, 165.59 feet to a 1/2 inch iron pin on the Easterly line of the Westerly half of said Lot 67; thence North 00°01'27" East, 238. 62 feet to a 1/2 inch iron pin on the North line of said Lot 67; thence South 89°49'59" West along the North line of said Lot 67, 165.56 feet to the point of beginning.**


**The true and actual consideration for this conveyance is \$535,000.00.**

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: September 23, 2024


  
\_\_\_\_\_  
Angela Owens

  
\_\_\_\_\_  
Von Owens

State of Oregon } ss  
County of Klamath }

On this 21 day of <sup>Ynd</sup>~~September~~<sup>October</sup>, 2024, before me, Lynda Marie West a  
Notary Public in and for said state, personally appeared Angela Owens and Von Owens, 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.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 1-28-25

