



After recording return to:
Steven A. Miller and Loretta M. Miller
972 Harbor Isles Blvd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Steven A. Miller and Loretta M. Miller
972 Harbor Isles Blvd
Klamath Falls, OR 97601

File No.: 7161-4249802 (SA)
Date: March 12, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Erik Fey, Grantor, conveys and warrants to **Steven A. Miller and Loretta M. Miller as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 116 of TRACT 1277, being a replat of Lots 35 through 42 of Block 1 of HARBOR ISLES, tract 1209; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the FIRST addition to HARBOR ISLES, Tract 1252; Lots 1 through 6, and 9 through 23 of Block 2 of the SECOND ADDITION TO HARBOR ISLES, Tract 1259; And a portion of Blocks A, B and 4 of SHIPPINGTON ADDITION TO KLAMATH FALLS, Oregon, all situated in the SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$440,650.00**. (Here comply with requirements of ORS 93.030)

APN: **R873563**

Statutory Warranty Deed
- continued

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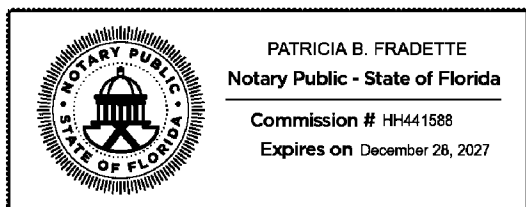
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28th day of March, 2025.

Eric Fey
Eric Fey

STATE OF Florida)
)ss.
County of Manatee)

This instrument was acknowledged before me on this 28th day of March, 2025
by **Eric Fey**. PASSPORT



Patricia B. Fradette Patricia B. Fradette

Notary Public for Florida
My commission expires: **12/28/2027**

Notarized remotely online using communication technology via Proof.