



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004933

Klamath County, Oregon

06/25/2025 02:43:01 PM

Fee: \$92.00

After recording return to:

Bruce Miller and Rachel Miller

2218 Autumn Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Bruce Miller and Rachel Miller

2218 Autumn Ave.

Klamath Falls, OR 97601

File No. 1001784

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### STATUTORY WARRANTY DEED

**Justin Murphy and Eden Murphy, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Bruce Miller and Rachel 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:

**PARCEL 1**

**Lots 10 and 11 in Block 1 of RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion deeded to the State of Oregon by deed recorded August 15, 1967 in Volume M67, page 6392, Microfilm Records of Klamath County, Oregon.**

**PARCEL 2**

**Lots 8 and 9 in Block 1 of RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,**

**EXCEPTING THEREFROM that portion described as Parcel 1 in Volume M67, page 3254, Microfilm Records of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$392,855.00.**

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: 6-24-2025

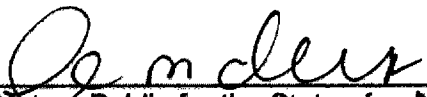
  
Justin Murphy

  
Eden Murphy

State of North Carolina } ss  
County of Union }

On this 24<sup>th</sup> day of June, 2025, before me, Ana m de la cruz perez, a Notary Public in and for said state, personally appeared Justin Murphy and Eden Murphy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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 North Carolina  
Residing at: Union county  
Commission Expires: 3-22-2027

