



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009065

Klamath County, Oregon

10/10/2025 11:03:01 AM

Fee: \$92.00

After recording return to:

Greg Hansen and Jueth Atigbi-Hansen

9576 Arant Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Greg Hansen and Jueth Atigbi-Hansen

9576 Arant Rd.

Klamath Falls, OR 97603

File No. 1026655

STATUTORY WARRANTY DEED

James C. Miller and Terri L. Miller, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Greg Hansen and Jueth Atigbi-Hansen, 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:

Lot 5 in Block 5 of FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Deed Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$640,000.00.

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: 10/08/2025

James C. Miller
James C. Miller

Terri L. Miller
Terri L. Miller

State of Virginia

County of Loudoun

On this 8th day of October, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **James C. Miller and Terri L. Miller**, 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.

Gloria Asare
Gloria Asare

Notary Public for the State of Virginia

Residing at: Loudoun County, Virginia

Commission Expires: 12/31/2028

Registration No: 7901547

Electronic Notary Public



Notarized remotely online using communication technology via Proof.