

MT 92606-LW

2012-000953

Klamath County, Oregon



00113185201200009530030038

01/31/2012 11:26:57 AM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92606-LW
Title Order No. 0092606

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **DIANA JEAN SOWELL-MILLER**

Address: **203 PADDINGTON COURT**

City, ST Zip: **RENO, NV 89511**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): BARGAIN AND SALE DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Diana Jean Sowell-Miller

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: DIANA JEAN SOWELL-MILLER, 203 Paddington Court, Reno, NV 89511

Buyer Name & Address: BRIAN M. MILLER, 203 PADDINGTON COURT, RENO, NV 89511

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **DIANA JEAN SOWELL-MILLER**

Address: **203 Paddington Court**

City, ST Zip: **Reno, NV 89511**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

471210



THIS SPACE RESERVED FOR RECORDER'S USE

DIANA JEAN SOWELL-MILLER

203 PADDINGTON COURT

RENO, NV 89511

Grantor's Name and Address

DIANA JEAN SOWELL-MILLER

203 PADDINGTON COURT

RENO, NV 89511

Grantee's Name and Address

After recording return to:

DIANA JEAN SOWELL-MILLER

203 PADDINGTON COURT

RENO, NV 89511

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

DIANA JEAN SOWELL-MILLER

203 PADDINGTON COURT

RENO NV 89511

Escrow No. MT92606-LW

Title No. 0092606

BSD r.042611

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

DIANA JEAN SOWELL-MILLER,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

DIANA JEAN SOWELL-MILLER and BRIAN M. MILLER, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 4 in Block 14 of TRACT NO. 1064 FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In Witness Whereof, the grantor has executed this instrument this 30th day of January, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

x Diana Jean Sowell-Miller
DIANA JEAN SOWELL-MILLER

State of Nevada
County of Washoe

This instrument was acknowledged before me on January 30th, 2012 by DIANA JEAN SOWELL-MILLER.

Mike Visser
(Notary Public)

My commission expires Oct. 20, 2014

