

2012-001526

Klamath County, Oregon



00113840201200015260020021

02/10/2012 10:13:11 AM

Fee: \$42.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Hughes, Rote, Brouhard & Thorpe, LLP

612 NW Fifth Street

Grants Pass, OR 97526

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Kimberly Clark Miller

PO Box 8201

Medford, OR 97501

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Hughes, Rote, Brouhard & Thorpe, LLP

612 NW Fifth Street

Grants Pass, OR 97526

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☒ Other

5) SEND TAX STATEMENTS TO:

Hughes, Rote, Brouhard & Thorpe, LLP

612 NW Fifth Street

Grants Pass, OR 97526

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:
(If applicable)

☐

FULL

☐

PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____**

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

AFTER RECORDING RETURN TO:

Hughes, Rote, Brouhard & Thorpe, LLP
612 NW Fifth Street
Grants Pass, OR 97526

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

Hughes, Rote, Brouhard & Thorpe, LLP
612 NW Fifth Street
Grants Pass, Oregon 97526

BARGAIN & SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **KIMBERLY CLARK MILLER**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **HUGHES, ROTE, BROUHARD & THORPE, LLP**, all of her interest, 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 anywise appertaining situated in the County of **Klamath, State of Oregon**, described as follows, to wit:

Lots 142, 143, 144, 145, 146, 147, 148 of ODESSA SUMMER HOMES SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Grantor covenants that grantor is seized of an indefeasible estate in the real property described above in fee simple; that grantor has good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under grantor, provided that the foregoing covenants are limited to the extent of coverage available to grantor under any applicable standard or extended policies of title insurance, it being the intention of the grantor to preserve any existing title insurance coverage.

The actual consideration for this transfer consists of or includes other property or value given or promised, other than cash, which is the whole consideration. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES IN ORS 30.930.

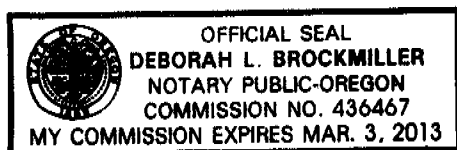
IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of January, 2012.


KIMBERLY CLARK MILLER

STATE OF OREGON)
) ss.
County of Jackson)

On this 27th day of January, 2012, personally appeared the above named **KIMBERLY CLARK MILLER**, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:




Notary Public for Oregon
My Commission Expires: 3/3/13