

Western Title & Escrow

Order Number: 89590



2014-009545

Klamath County, Oregon

09/12/2014 02:38:31 PM

Fee: \$57.00

Grantor
Geoffrey T Miller, Catherine A Miller, Casey L. Miller 4874 County Rd. FF 865-4727 Orland, CA 95963
Grantee
Geoffrey T Miller, Catherine A Miller, Casey L. Miller 4874 County Rd. FF 865-4727 Orland, CA 95963
Until a change is requested, all tax statements shall be sent to the following address:
SAME AS ABOVE

Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

Geoffrey T. Miller and Catherine A. Miller, as husband and wife to an undivided 9/10 interest and Casey L. Miller as her sole and separate property to a undivided 1/10 interest, Grantors

conveys to

Geoffrey T. Miller and Catherine A. Miller, as husband and wife to an undivided 9/10 interest and Casey L. Miller, as a single woman to an undivided 1/10 interest, Grantees, the following described real property:

SEE ATTACHED EXHIBIT "A"

Map Tax Lot: 3614-02800-00200-000

Property ID: 770543

Map Tax Lot: 3614-02800-00200-000

Property ID: 363831

Map Tax Lot: 3614-00000-05200-000

Property ID: 364082

Map Tax Lot: 3614-02900-00600-000

Property ID: 363957

The true consideration for this conveyance is **\$0.00 to change vesting only.** (Here comply with requirements of ORS 93.030.)

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.

Executed this 4th day of July, 2014

Geoffrey T. Miller
Geoffrey T Miller

Casey L. Miller
Casey L Miller

Catherine A Miller
Catherine A Miller

State of **California**, County of _____) ss.

This instrument was subscribed and sworn to before me on this _____ day of July, 2014 by **Geoffrey T Miller and Catherine A Miller and Casey L Miller**

Notary Public for the State of California

My commission expires: _____

57.00

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Township 36 South, Range 14 East of the Willamette Meridian

Section 28: All

EXCEPTING the following: Beginning at the Northeast corner of Section 28; thence West on the North line of said Section 28, 160 rods to the Northwest corner of the Northeast quarter of Section 28; thence South on the West line of said Northeast quarter of Section 28, 120 feet; thence in a Northeasterly direction in a straight line to a point on the East line of said Section 28, 86 feet South of the place of beginning; thence North on the East line of said Section 28 to the place of beginning.

AND EXCEPTING the N1/2 SE1/4 SW1/4

ALSO EXCEPTING that portion of the NW1/4 NW1/4 lying Northerly of Sprague River and Northwesterly of the DK Canal.

ALSO FURTHER EXCEPTING that portion described as follows: Beginning at a point where the Southerly right of way of the Klamath Falls-Lakeview Highway intersects the Westerly line of Section 28; thence South along said section line 900 feet to a point; thence East 660 feet to a point; thence North 330 feet to a point; thence East to a point on the Southerly right-of-way of Klamath Falls-Lakeview Highway; thence Northwesterly along said highway to point of beginning.

FURTHER EXCEPTING that portion of the N1/2 SW1/4 lying between the O.C.&E. Railroad and the Klamath Falls-Lakeview Highway.

Section 29: All lying Southerly of the Klamath Falls-Lakeview Highway, LESS the following: N1/2 S1/2 SE1/4 NW1/4; N1/2 S1/2 SW1/4 NE1/4; N1/2 N1/2 NE1/4 SE1/4; N1/2 S1/2 NE1/4 SW1/4; SE1/4 SW1/4 and S1/2 SW1/4 SW1/4

Section 32: NE1/4 NE1/4

EXCEPT from all of the above any portion lying within the right-of-way for the O.C.&E. Railroad and the Klamath Falls-Lakeview Highway.

ALSO EXCEPTING THEREFROM ALL OF THE ABOVE DESCRIBED PROPERTY that portion conveyed to California & Eastern Railway Company by deed recorded May 10, 1938 in Volume 115, page 443, Deed Records of Klamath County, Oregon.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

State of California

County of Glenn

Subscribed and sworn to (or affirmed) before me on this

5th day of September, 2014, by
Date Month Year

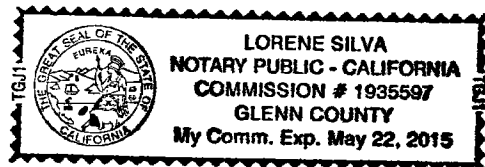
(1) Geoffrey T. Miller,
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(2) Catherine A. Miller,
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me.)

Signature Lorene Silva
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove
valuable to persons relying on the document and could prevent
fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statutory Bargain and Sale Deed

Document Date: September 4, 2014 Number of Pages: 1

Signer(s) Other Than Named Above: Cathy L. Miller

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

State of California

County of Glenn

Subscribed and sworn to (or affirmed) before me on this

4th day of September, 2014, by
Date Month Year

(1) Casey L. Miller,
Name of Signer

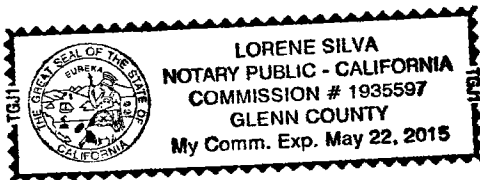
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (.)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence
to be the person who appeared before me.)

Signature Lorene Silva
Signature of Notary Public



Place Notary Seal Above

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Document Date: September 4, 2014 Number of Pages: 1
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Top of thumb here