

2014-013174

Klamath County, Oregon



00163059201400131740020025

12/23/2014 08:48:21 AM

Fee: \$47.00

Grantor's Name:

Marilyn Miller Beattie, Trustee of the Miller Trust
Agreement dated March 20, 1997
1932 Crocker Lane NW
Albany, OR 97321

Grantee's Name and Address:

Marilyn Miller Beattie
1932 Crocker Lane NW
Albany, OR 97321

After recording, return to:

Marek & Lanker, LLP
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements:

Marilyn Miller Beattie
1932 Crocker Lane NW
Albany, OR 97321

Consideration - \$ 0

BARGAIN and SALE DEED

RECITALS:

On or about March 20, 1997, Lorraine Miller and Walter Horst Miller created a revocable living trust. Walter Horst Miller died April 1, 1997 and Lorraine Miller died on January 5, 2013. This deed reflects an inheritance pursuant to the terms of the aforementioned trust.

NOW WHEREFORE:

Grantor, Marilyn Miller Beattie, Trustee of the Miller Trust Agreement dated March 20, 1997 does hereby convey unto Grantee, Marilyn Miller Beattie, a married woman as her sole and separate property, the following described property located in Klamath County, State of Oregon:

Parcel I:

The NE ¼ of the NW ¼ of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel II:

The E ½ of the SE ¼ of the SW ¼ of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

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

The true and actual consideration paid for this transfer is \$0 and other value which is part of the consideration.

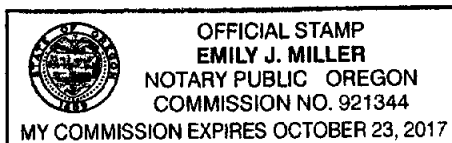
IN WITNESS WHEREOF, the grantor has executed this instrument on the 18th day of December 2014.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Marilyn Miller Beattie
Marilyn Miller Beattie, Trustee of the
Miller Trust Agreement dated March 20, 1997

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 18 day of December, 2014, by Marilyn Miller Beattie, Trustee of the Miller Trust Agreement dated March 20, 1997.



Emily J. Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/23/2017