

42.00
5.00
47.00

2018-004473
Klamath County, Oregon



Without benefit of title examination
this instrument prepared by,
and after recording please return to:
William V. Linne and Gary W. Huston
Attorneys at Law, PLLC
17 W. Cedar Street, Suite 3
Pensacola, Florida 32502

04/13/2018 09:02:03 AM

Fee: \$47.00

Until a change is requested all tax statements
shall be sent to the following address:
7137 Bayshore Dr., Milton, Florida 32583

STATE OF OREGON
COUNTY OF KLAMATH

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **JUNE L. MILLER**, the unmarried widow of Burdette E. Miller, whose address is: 7137 Bayshore Dr., Milton, Florida 32583, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, conveyed and granted **JUNE L. MILLER, MARY L. WOLFE, and ELINOR JUNE TURBEN, as Trustees under the Revocable Living Trust Agreement of JUNE L. MILLER, dated the 5th day of February, 2018**, whose address is: 7137 Bayshore Dr., Milton, Florida 32583, their successors and assigns, forever, all of her interest in and to the real property located in Klamath County, Oregon described as follows:

Lot 5, Block 11, **KLAMATH FOREST ESTATES**, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

Prior instrument reference Book M80, Page 15469, Document No. 8840, of the Recorder of Klamath County, Oregon.

The property herein conveyed is not a part of the homestead of the Grantor.

The true consideration for this conveyance is \$0, in compliance with ORS 93.030.

In the event of the resignation, death or inability of either of the named trustees to manage the affairs of the trust (as determined by two qualified physicians), then the remaining named trustees shall continue to serve as co-trustees, or sole trustee, as the case may be. For so long as two or more Trustees are serving as Trustees, any one of them may act independently of the others (including the execution of documents) on behalf of all Trustees. Any third party dealing with **JUNE L. MILLER, MARY L. WOLFE, or ELINOR JUNE TURBIN** shall be entitled to rely on the execution of any document or any action taken by one of said Trustees as having been performed with full authority to bind all Trustees in all respects. Said Trustees are vested with full rights of ownership over said real property, or the interest therein with full power and authority to deal in and with said real property, and the interest therein or any part thereof. Said Trustees are hereby conferred with the full power and authority to either protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of said real property, described above. Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantees named, their successors and assigns forever.

Said Grantor does fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on 22nd day of March, 2018.

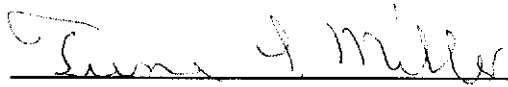
Signed, sealed and delivered
in the presence of:



William V. Linne



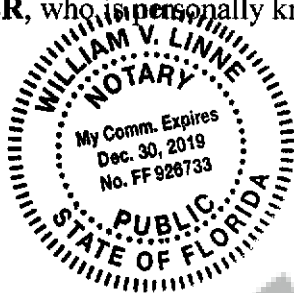
Vladyslav Mokrenko




JUNE L. MILLER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of March, 2018, by
JUNE L. MILLER, who is personally known to me.





NOTARY PUBLIC
Typed Name: William V. Linne
Commission No.: FF 926733
Commission Expires: 12/30/2019

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