

**2019-006856**

**Klamath County, Oregon**

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



06/18/2019 02:30:14 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Stephen E. Miller and Linda L. Miller, H&W  
7955 Kings Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Stephen Earl Miller and Linda Louise Miller,  
Trustees of the Stephen Earl Miller and  
Linda Louise Miller Revocable Living Trust,  
UAD 06-14-19  
7955 Kings Way  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Stephen Earl Miller and Linda Louise Miller,  
Trustees  
7955 Kings Way  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

**STEPHEN E. MILLER and LINDA L. MILLER, Husband and Wife**, hereinafter referred to as grantor, conveys to **STEPHEN EARL MILLER AND LINDA LOUISE MILLER, TRUSTEES OF THE STEPHEN EARL MILLER AND LINDA LOUISE MILLER REVOCABLE LIVING TRUST, U.A.D. JUNE 14, 2019**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

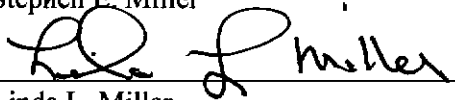
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes

IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of June, 2019.

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


  
\_\_\_\_\_  
Stephen E. Miller

  
\_\_\_\_\_  
Linda L. Miller

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of June, 2019, by  
Stephen E. Miller and Linda L. Miller.



  
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NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-13-2022

### **EXHIBIT "A"**

Attached to and made a part of that certain Bargain and Sale Deed  
wherein Stephen E. Miller and Linda L. Miller, Husband and Wife, are Grantor,  
and  
Stephen Earl Miller and Linda Louise Miller, Trustees of the Stephen Earl Miller  
and Linda Louise Miller Revocable Living Trust, uad Juned 14, 2019, are Grantee.

### **PROPERTY DESCRIPTION**

A tract of land situated in the NW¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S. 00°01'10" W. 2132.47 feet; thence S. 89°51'42" E. 1525.28 feet to the true point of beginning of this description: Thence N. 00°00'22" E. 372.55 feet; thence S. 89°55'23" E. 240.00 feet; thence S. 00°00'23" W. 372.81 feet; thence N. 89°51'42" W. 240.00 feet to the true point of beginning.

Together with the right of ingress and egress over the following described roads: 60-foot strips of land situated in the N½ of Section 18, T. 39 S. R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of measured at right angles from the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39 said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW¼ of said Section 18.

Also, beginning at the center ¼ corner of said Section 18, thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18.

Also beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 465.00 feet to the South line of the NW¼ of said Section 18.

Also, beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the Northwest corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius=250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius=175.06 feet, central angle=71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius=370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE¼NW¼ of said section 18.