

Law Office of Melinda Brown
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2019-014571

Klamath County, Oregon



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12/16/2019 02:46:07 PM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Kimberly A. Gale
1165 Harbor Isle Blvd.
Klamath Falls, OR 97601

PLEASE ALSO SEND TAX STATEMENTS TO THE ADDRESS ABOVE

TRUSTEE'S DEED

This Trustee's Deed, executed this 16th day of December, 2019,

By Grantor, Kimberly A. Gale, *Successor Trustee of the James C. Miller Revocable Living Trust dated April 15, 2014*, of 1165 Harbor Isle Blvd., Klamath Falls, OR 97601.

To Grantee, *Kimberly A. Gale*, of 1165 Harbor Isle Blvd., Klamath Falls, OR 97601.

WITNESSETH, that the said Grantor, pursuant to the terms of the James C. Miller Revocable Living Trust dated April 15, 2014, which is hereby and acknowledged, does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Lot 4 in Block 1, BUENA VISTA FIRST ADDITION to the City of Klamath Falls, Oregon
according to the official plat thereof on file in the office of the County Clerk, Klamath
County, Oregon

More commonly known as 2640 Bly Street, Klamath Falls, OR 97601.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Dated: December 16, 2019.

Kimberly A. Gale, *Successor Trustee of the*
James C. Miller Revocable Living Trust

STATE OF OREGON }
County of Klamath

On this 16th day of December, 2019, Kimberly A. Gale personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 3/22/21