

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2020-014989

Klamath County, Oregon



00269275202000149890020020

11/16/2020 03:59:02 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Debra S. Miller  
Clyde L. Miller  
William C. Miller  
Grantor's Name and Address  
Debra S. Miller  
Clyde L. Miller  
William C. Miller  
Grantee's Name and Address

After recording, return to (Name and Address):

Debra/Clyde Miller  
1246 Vista Way  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Debra/Clyde Miller  
1246 Vista Way  
Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Debra S. Miller Clyde L. Miller  
as tenants by the entirety  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Debra S. Miller Clyde L. Miller William C. Miller  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

\* As Tenants by the  
entirety

\*\* All with rights of  
survivorship.

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols <sup>②</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11/16/2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Debra S. Miller  
Clyde L. Miller

STATE OF OREGON, County of Klamath

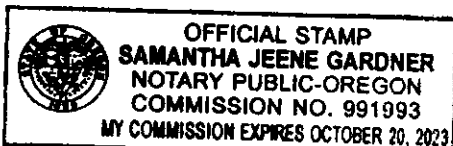
This instrument was acknowledged before me on NOV. 16, 2020  
by Debra S. Miller and Clyde L. Miller

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Samantha Jeene Gardner  
Notary Public for Oregon  
My commission expires Oct. 20, 2023



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Clyde L. Miller and Debra S. Miller1240 Vista WayKlamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:

Clyde L. Miller and Debra S. Miller1240 Vista WayKlamath Falls, OR 97601File No. 347055AM

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**STATUTORY WARRANTY DEED**

**Craig Winfield Dorman and Jennifer Ann Dorman,  
Trustees of the Craig Winfield Dorman and Jennifer Ann Dorman Revocable Living Trust  
U.A.D. September 9, 2019,**

Grantor(s), hereby convey and warrant to

**Clyde L. Miller and Debra S. Miller, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**A tract of land situated in Lot 2, Block 9 of TRACT NO. 1091, LYNNEWOOD, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly  
described as follows:**

**Beginning at the Northeast corner of said Lot 2; thence South 61° 30' 00" East, 48.79 feet to the corner  
common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears  
North 61° 30' 00" East 198.21 feet, central angle= 13° 07' 02", and long chord bears South 35° 03' 31" West  
for 45.28 feet) 45.38 feet to the point of intersection of the Northwesterly right of way line of Vista Way and  
the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North 15° 37' 04" West  
62.66 feet to the point of beginning with bearings based on said TRACT NO. 1091-LYNNEWOOD.**

**ALSO, Lot 3, Block 9, TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$371,400.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

8X.