

**2021-010070**

**Klamath County, Oregon**

06/29/2021 08:06:00 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:  
GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 548341084-68200985

Mail Tax Statements To:

**Thomas E. Hamlett and Leslie A. Hamlett**

4075 N Monument Drive

Florence, AZ 85132

Tax ID No.: 385808

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QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of JUNE, 2021, by and between **John W. Miller, individually and as surviving spouse of Beverly M. Miller, who died MARCH 30, 2010**, a mailing address of 3767 N Hidden Canyon Drive, Florence, AZ 85132, hereinafter referred to as Grantor(s) and **Thomas E. Hamlett and Leslie A. Hamlett, as Trustees of Thomas E. Hamlett and Leslie A. Hamlett Living Trust, dated May 27, 2020**, a mailing address of 4075 N Monument Drive, Florence, AZ 85132, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Klamath County, OREGON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

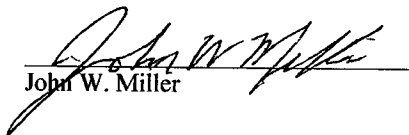
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

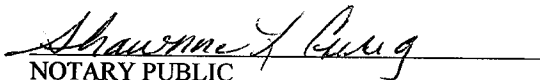
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

  
John W. Miller

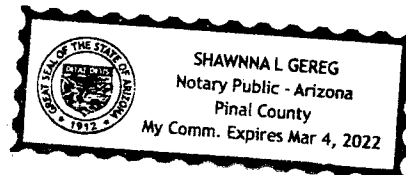
STATE OF Arizona  
COUNTY OF Pinal

This instrument was acknowledged before me on June 23, 2021 by John W. Miller.

  
NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF Arizona

MY COMMISSION EXPIRES March 04, 2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

That certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the State of Oregon, and the County of Klamath, described as follows, to wit:

Lot(s) 4, Block 5, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath, Oregon.

And also subject to all conditions, restrictions, reservations; easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1963 as Document No. 80986, Vol. 346, Pages 473, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.).

APN: 385808