



THIS SPACE RESERVED FOR R

**2021-015039**  
Klamath County, Oregon  
10/05/2021 01:32:01 PM  
Fee: \$87.00

After recording return to:

James Copeland and Tina Copeland

1165 Harbor Isle Blvd

Klamath Falls, OR 97601

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

James Copeland and Tina Copeland

1165 Harbor Isle Blvd

Klamath Falls, OR 97601

File No. 483776AM

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### STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**James Copeland and Tina Copeland, 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:

**Lots 45, 46, and 47 in Block 1 of FIRST ADDITION TO HARBOR ISLES, TRACT NO. 1252, 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 \$450,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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.

Dated this 5 day of October, 2021

The James C. Miller Revocable Living Trust

By: Kimberly A. Gale  
Kimberly A. Gale, Successor Trustee

State of Oregon} ss.  
County of Klamath}

On this 5 day of October, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kimberly A. Gale known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the The James C. Miller Rev, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

McCook  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 3/15/22

