

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-017104

Klamath County, Oregon



00290851202100171040040044

11/15/2021 08:04:43 AM

Fee: \$97.00

S. Scott Miller and Genie Miller  
852 Maricopa Ct.  
Livermore, CA 94551

Grantor's Name and Address

see Exhibit 'A'

Grantee's Name and Address

After recording, return to (Name and Address):

S. Scott Miller  
852 Maricopa Ct.  
Livermore CA 94551

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

S. Scott Miller  
852 Maricopa Ct.  
Livermore, CA 94551

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

S. Scott Miller and Genie Miller

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

see Exhibit 'A'

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):

see Exhibit 'B'

(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 \$ 150,000<sup>00</sup>. ① 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. ② (The sentence between the symbols ① and ②, 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 August 1, 2021: 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.

*Genie Miller*

STATE OF OREGON, County of \_\_\_\_\_ ss.

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

by \_\_\_\_\_

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

*See attached*

Notary Public for Oregon

My commission expires \_\_\_\_\_

Bargain and Sale Deed

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

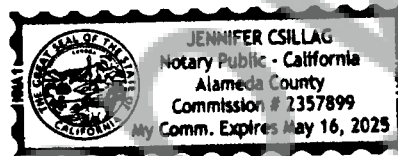
State of California  
County of Alameda

On 11/10/2021 before me, Jennifer Csillag, notary public  
(insert name and title of the officer)

personally appeared S Scott Miller and Gene Miller,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in black ink, appearing to read 'Jennifer Csillag', written over a horizontal line.

(Seal)

**EXHIBIT A**

**Grantees and Percent of Property Granted**

**Grantees:**

**S Scott and Genie Miller  $\frac{3}{4}$  ( 75% ) of described properties.**

**The Donald Lester and Susan Lynn Dickey Revocable Living Trust  $\frac{1}{4}$  ( 25% ) of described properties.**

Unofficial  
Copy

EXHIBIT B

Description of Property

The following described real property situated in Klamath County, Oregon:

**PARCEL 1:** The S½SE¼ of Section 23, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

**SAVING AND EXCEPTING THEREFROM**, a tract of land located in the SE¼ of Sec. 23 Twp. 38 S.R. 11½ E.W.M., more particularly described as follows: Beginning at an iron pin set on the East-West section line common to Sections 23 and 26, said point being North 88°33' West a distance of 1052.0 feet from an iron pin set on the West boundary of the County road right of way, said pin being 30 feet West of the center line of said road and the section corner common to Sections 23, 24, 25 and 26, Twp. 38 S.R. 11½ E.W.M., thence North 41°13' West a distance of 821.0 feet; thence North 35°18' West a distance of 877.6 feet to the intersection with an East-West fence line; thence North 87°48' West a distance of 416.5 feet along said fence line to the fence corner; thence South 1°47' West a distance 1303.3 feet to the quarter section corner common to Sections 23 and 26, Twp. 38 S., R. 11½ E.W.M.; thence South 88°33' East a distance of 1558.0 feet, more or less, along the section line common to Sections 23 and 26, to the point of beginning.

**PARCEL 2:** A tract of land located in the NE¼ of Section 26, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin set on the West boundary of the County Road right of way, said point being 30 feet West of the center line of said road and the section corner common to Sections 23, 24, 25 and 26, Twp. 38 S.R. 11½ E.W.M.; thence South along the West boundary of the county road a distance of 1553.0 feet to a fence corner; thence North 81°50' West along said fence a distance of 102.3 feet; thence North 24°23' West a distance of 1095.0 feet; thence North 41°13' West a distance of 751.7 feet to an iron pin set on the East-West section line common to Sections 23 and 26, Twp. 38 S.R. 11½ E.W.M.; thence South 88°33' East a distance of 1052.0 feet, more or less, along said section line to the point of beginning.

**PARCEL 3:** All of the W½SW¼ lying Westerly of the Westerly Right of way line of the Bliss County Road in Section 24, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 4:** S ½ NE ¼ and N ½ SE ¼ of Sec. 23, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon.