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06/03/2022 02:10:59 PM

Fee: \$87.00

Terry and Judy Miller

PO Box 224

Bly, OR 97622

Grantor's Name and Address

Terry L. Miller and Tyrone M. Cole

PO Box 224

Bly, OR 97622

Grantee's Name and Address

After recording return to:

Terry L. Miller and Tyrone M. Cole

PO Box 224

Bly, OR 97622

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

Terry L. Miller and Tyrone M. Cole

PO Box 224

Bly, OR 97622

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Terry A. Miller and Judith Miller** who acquired title as **Terry Miller and Judy Miller, a married couple,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Terry L. Miller and Tyrone M. Cole, not as Tenants in Common but with Rights of Survivorship**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

Beginning at a point South 700 feet and East 900 feet of the Northwest corner of said Lot 5, Block 16, Klamath Falls Forest Estates Sycan Unit being the true point of beginning; thence East 470 feet; thence South to the North right of way line of White Fir Lane; thence S 80° 18' 45" West along the North boundary of said White Fir Lane to a point due South of the point of beginning; thence North to the point of beginning, Klamath County, Oregon.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

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.

In Witness Whereof, the grantor has executed this instrument this 18 day of February, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Terry A. Miller  
Terry A. Miller

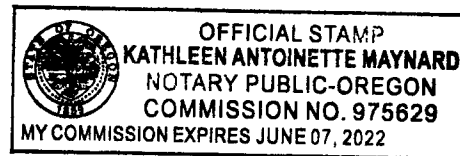
Judith Miller  
Judith Miller

State of Oregon } ss  
County of Klamath }

On this 18 day of February, 2022, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Terry Andy Miller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen Antoinette Maynard

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: June 07, 2022



State of Oregon } ss  
County of Josephine }

On this 22<sup>nd</sup> day of February, 2022, before me, Makiah May Rose Gendron a Notary Public in and for said state, personally appeared Judith Miller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Makiah May Rose Gendron  
Notary Public for the State of Oregon  
Residing at: Grants Pass  
Commission Expires: 07/29/22

