

2022-011161

Klamath County, Oregon

09/15/2022 12:16:07 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Douglas Cushing
Jordan Ramis PC
Two Centerpointe Dr., 6th Floor
Lake Oswego, OR 97035

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:

Lindsay Webb
14458 Benefit Street #4
Sherman Oaks, California 91423

This space is reserved for recorder's use.

BARGAIN AND SALE DEED

The true consideration for this conveyance is other value given.

IRWIN R. MILLER, Successor Trustee of the Gordon A. Webb Family Trust, utd November 12, 2008, as amended and restated, ("Grantor"), conveys to MATTHEW WEBB and LINDSAY WEBB, as joint tenants with the right of survivorship, ("Grantees"), all of Grantor's right, title, and interest in and to the real properties located in Klamath County, Oregon and legally described as follows:

Lots 29, 30 and 31, Block 1, Mountain Lakes Homesites, Klamath County, Oregon; and

Lots 17, 18, 19, 46, 47, 48 and 49, Block 3, Mountain Lakes Homesites, Klamath County, Oregon.

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 15th day of August, 2022.

GRANTOR:

Irwin R. Miller
Irwin R. Miller, Successor Trustee

STATE OF CALIFORNIA)
) ss.
County of Ventura)

This instrument was acknowledged before me this 15th day of August, 2022, by Irwin R. Miller as Successor Trustee of the Gordon A. Webb Family Trust.

Ruth Rubalcava
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: August 27, 2023

