

RECORDING COVER SHEET

This coversheet was prepared by the person presenting the instrument for recording. The information on this sheet was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR
THE COUNTY RECORDING OFFICE.

AFTER RECORDING RETURN TO:

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

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Bargain and Sale Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Mountain Lakes Homesites LLC, an Oregon limited liability company

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(1) and 205.160

Matthew Webb and Lindsay Webb, as joint tenants with the right of survivorship

**4) TRUE AND ACTUAL
CONSIDERATION**

ORS 93.030(5) – Amount in dollars or
other.

\$ _____ ☒ Other

5) SEND TAX STATEMENTS TO:

Lindsay Webb

14458 Benefit Street #4

Sherman Oaks, CA 91423

**6) SATISFACTION of ORDER or
WARRANT ORS 205.125(1)(e)**

CHECK ONE: ☐ Full
(If applicable) ☐ Partial

**7) The amount of the monetary
obligation imposed by the order or
warrant. ORS205.125(1)(c)**

\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Grantor
TO CORRECT Grantor's name and grantor's signature line
Previously recorded in book _____ and page _____, or as fee number 2022-011566 and
2022-011161 .**

2022-011566

Klamath County, Oregon

09/26/2022 10:34:01 AM

Fee: \$92.00

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Matthew Webb and Lindsay Webb

**4) TRUE AND ACTUAL
CONSIDERATION**

ORS 93.030(5) – Amount in dollars or
other.

\$ _____ ☒ Other

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Sherman Oaks, CA 91423

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\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Grantor
TO CORRECT Grantor's name**

Previously recorded in book _____ and page _____, or as fee number 2022-011161

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.

MOUNTAIN LAKES HOMESITES, LLC, an Oregon limited liability company ("Grantor"),

~~IRWIN R. MILLER, Successor Trustee of the Irwin R. Miller Family Trust, and~~

~~November 12, 2008, as amended and related, ("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

Gordon A. Webb Family Trust, Sole Member of the
Mountain Lakes Homesites LLC

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

