



THIS SPACE RESERVED FOR RECORDER'S USE

Jason D. George

7737 HWY 66

Klamath Falls, OR 97601

Grantor's Name and Address

Erin E. Miller

1200 S Oneida St. #14-106

Denver, CO 80224

Grantee's Name and Address

After recording return to:

Erin E. Miller

1200 S Oneida St. #14-106

Denver, CO 80224

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

Erin E. Miller

1200 S Oneida St. #14-106

Denver, CO 80224

File No. 554285AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jason D. George,

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

Erin E. Miller,

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:

See Attached Exhibit 'A'

The true consideration for this conveyance is: To acknowledge property is not a hidden asset due to omission of property in the decree of divorce

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 27 day of October, 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.

Jason D. George by Serena George attorney in fact
Jason D. George by Serena George, his attorney in fact

State of Oregon} ss
County of Klamath}

On this 27 day of October, 2022, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Serena George, ~~attorney~~ in fact for Jason D. George, 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. *attorney ll

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

Linzi Rose Kerr
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Feb 24, 2026



EXHIBIT 'A'

All that part of the NE1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of the said NE1/4 of NW1/4 882 feet Easterly therefrom and the Northerly line of the Klamath Falls-Keno Road or Highway; thence from said point of beginning North and parallel with the said West line of said NE1/4 of NW1/4 a distance of 330 feet; thence Northeasterly and parallel with said line of Highway to the West line of property deeded to Roxana Miller Harvey by deed recorded in Book 113 at page 29, Deed Records of Klamath County, Oregon, being a line distant 341 feet West of the East line of said NE1/4 NW1/4 and parallel thereto; thence South and along said line of the Harvey property to the North line of the said highway; thence Westerly along said highway line to the place of beginning.