

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

JJ&S Properties
431 Main Street
Klamath Falls, Oregon 97601

2023-003986

Klamath County, Oregon



00315116202300039860020020

05/25/2023 10:02:28 AM

Fee: \$87.00

MAIL TAX STATEMENTS TO:

JJ&S Properties LLC
6510 S 6th Street PMB 12
Klamath Falls, Oregon 97603

CORRECTED BARGAIN AND SALE DEED WITH COVENANTS

* Rerecording to correct the vested name of grantor of previously recorded document number 2023-002922 on file with the Klamath County Clerks office.

THE GRANTOR,

- Gregory N. Miller, trustee, or his successor in the trust, under the Miller Living Trust (Marital) dated May 18, 2012, and any amendments thereto, of 45 Jack Nicklaus Rd. Medford Oregon 97504,

for and in consideration of: \$180,000.00 grants and releases with covenants to the

GRANTEE(S):

- JJ&S Properties LLC, Jesse Schade, Member, 6510 S 6th Street PMB 12, Klamath Falls, Klamath County, Oregon, 97601,

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

A portion of Lot 1, Block 17, Original Town of Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of Main Street 37 1/2 feet in a Southwesterly direction from the most Easterly corner of Lot 1 in Block 17 of Original Town of Linkville, now City of Klamath Falls, Oregon, said corner of said Lot 1 being at the intersection of Main and Fifth Street in said town and running thence in a Northwesterly direction parallel with Fifth Street 112 feet; thence in a Southwesterly direction parallel with Main Street 29 feet; thence in a Southeasterly direction parallel with Fifth Street 112 feet to the Northerly line of Main Street; thence in the Northeasterly direction along the Northerly line of Main Street 29 feet to the place of beginning.

ALSO, Beginning at a point in the Northerly line of Main Street which lies 36 feet Southeasterly from the most Easterly corner of Lot 1 in Block 17 of Original Town of Linkville, now City of Klamath Falls, Oregon; thence Northwesterly and parallel with Fifth Street 112 feet to alley;

thence Southwesterly and parallel with Main Street 1 1/2 feet; thence Southeasterly and parallel with Fifth Street 112 feet to Main Street; thence Northeasterly along Northerly line of Main Street 1 1/2 feet to the point of beginning.

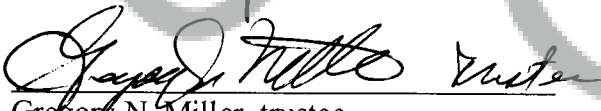
Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: 201

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. 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.

Grantor Signatures:

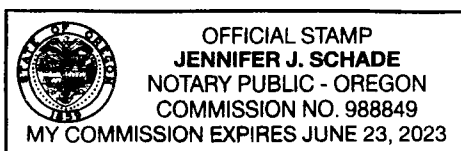
DATED: May 19, 2023

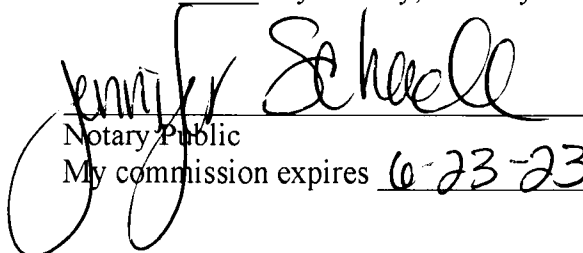


Gregory N. Miller, trustee
45 Jack Nicholas Dr
Medford, Oregon, 97504

STATE OF OREGON, COUNTY OF JACKSON, ss:

This instrument was acknowledged before me on this 19th day of May, 2023 by Gregory N. Miller.




Notary Public
My commission expires 6-23-23