

Returned at Counter
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2023-008840
Klamath County, Oregon



00320900202300088400010017

10/12/2023 11:23:45 AM

Fee: \$82.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Edward A. Miranda, Jr., and Rona J. Miranda,
Trustees of the Skyline Ranch Trust
30919 Natasha Way
Klamath Falls, OR 97601

Grantors:

Edward A. Miranda, Jr., and Rona J. Miranda
30919 Natasha Way
Klamath Falls, OR 97601

Grantee:

Edward A. Miranda, Jr., and Rona J. Miranda,
Trustees of the Skyline Ranch Trust
30919 Natasha Way
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Edward A. Miranda, Jr., and Rona J. Miranda, as husband and wife, Grantors, convey to Edward A. Miranda, Jr., and Rona J. Miranda, Trustees of the Skyline Ranch Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 40, 41 and 42, Block 3, TRACT NO. 1017, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

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.

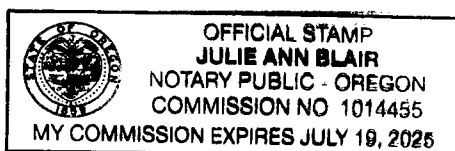
DATED this 5th day of October, 2023.

Edward A. Miranda, Jr., Grantor

Rona J. Miranda, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 5th day of October, 2023, the above-named Edward A. Miranda, Jr., and Rona J. Miranda, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 07/19/2025