

AFTER RECORDING RETURN TO:

Douglas Cushing
Jordan Ramis PC
PacWest 27th Floor
1211 SW Fifth Ave.
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:

Thomas Dore
1695 Santa Ynez St.
Ventura, CA 93001

This space is reserved for recorder's use.

BARGAIN AND SALE DEED

The true consideration for this conveyance is for other property or value.

IRWIN R. MILLER, Successor Trustee of the Gordon A. Webb Family Trust, utd November 12, 2008, as amended and restated, ("Grantor"), conveys to THOMAS DORE, ("Grantee"), all of Grantor's right, title, and interest in and to the real property located in Klamath County, Oregon and legally described as follows:

Lot 2, Block 8, 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 26th day of December, 2023.

GRANTOR:

Irwin R. Miller
Irwin R. Miller, Successor Trustee

STATE OF CALIFORNIA)
) ss.
County of Ventura)

This instrument was acknowledged before me this 26th day of December, 2023, by Irwin R. Miller as Successor Trustee of the Gordon A. Webb Family Trust.



South Puget Sound
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: Nov. 13, 2007