

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601



00333503202400080640020024

09/13/2024 03:34:31 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Damon Isaac Miller  
10157 15<sup>th</sup> Avenue  
Hanford, CA 93230

GRANTEE'S NAME AND ADDRESS:

Jerrid Harrison Miller & Julie Elaine Miller  
3255 Hammer Street  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jerrid Harrison Miller  
3255 Hammer Street  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

**Damon Isaac Miller**, hereinafter referred to as grantor, conveys to **Jerrid Harrison Miller and Julie Elaine Miller**, as tenants by the entirety, hereinafter referred to as grantees, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10 in Block 5 of TRACT NO. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$120,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., transfer of interest in home.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signatures, to follow.

**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,**

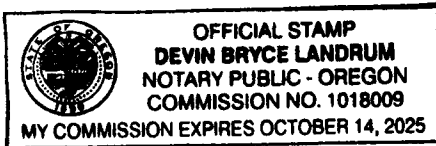
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

9/6/2024  
Date

D. Miller  
Damon Isaac Miller

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 6<sup>th</sup> day of  
September, 2024 by Damon Isaac Miller.



Devin Landrum  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-14-25