

2024-008065

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00333504202400080650020020

09/13/2024 03:34:35 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Jerrid Harrison Miller
3255 Hammer Street
Klamath Falls, OR 97603

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

Jerrid Harrison 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 \$0.00. 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.

9-9-24
Date

Jerrid Harrison Miller
Jerrid Harrison Miller

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 9 day of
September, 2024 by Jerrid Harrison Miller.

Ashley Dawn Trushell
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/11/2026

