

2024-008400

Klamath County, Oregon



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09/25/2024 01:19:31 PM

Fee: \$92.00

After recording, return to:

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

Send tax statements to:

Mary L. Wolfe, Trustee of the
Miller Family Trust
8106 Majestic Cypress Drive
Milton, FL 32583

Grantor:

June L. Miller, Mary L. Wolfe and
Elinor June Turben, as Trustees
of the June L. Miller Trust
8106 Majestic Cypress Drive
Milton, FL 32583

Grantee:

Mary L. Wolfe, Trustee of the
Miller Family Trust
8106 Majestic Cypress Drive
Milton, FL 32583

BARGAIN AND SALE DEED

June L. Miller, Mary L. Wolfe, and Elinor June Turben, as Trustees under the Revocable Living Trust Agreement of June L. Miller, dated the 5th day of February, 2018, Grantor, conveys to Mary L. Wolfe, Trustee of the June L. Miller, aka, Miller Family Trust, dated AUG. 28, 2024, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 5, Block 11, KLAMATH FOREST ESTATES, 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 30 day of August, 2024.

June L. Miller
June L. Miller, as Trustee under the Revocable Living Trust Agreement of June L. Miller, dated the 5th day of February, 2018, Grantor

STATE OF Ohio)
) ss.
County of Perry)

Personally appeared before me this 30 day of Aug., 2024, the above-named June L. Miller, as Trustee under the Revocable Living Trust Agreement of June L. Miller, dated the 5th day of February, 2018, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



JENNIFER H. SITTERLEY
Notary Public, State of Ohio
Lifetime Commission as Attorney

[Signature]
Notary Public for _____
My Commission expires: Lifetime

DATED this 12 day of SEPTEMBER, 2024.

Mary L. Wolfe
Mary L. Wolfe, as Trustee under the Revocable Living Trust Agreement of June L. Miller, dated the 5th day of February, 2018, Grantor

STATE OF FLORIDA)
) ss.
County of Santa Rosa County)

Personally appeared before me this 12 day of SEPTEMBER 2024, the above-named Mary L. Wolfe, as Trustee under the Revocable Living Trust Agreement of June L. Miller, dated the 5th day of February, 2018, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



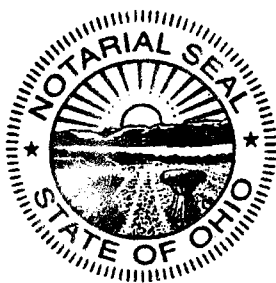
[Signature]
Notary Public for Florida
My Commission expires: 3/22/2027

DATED this 30 day of August, 2024.

Elinor J. Turben
Elinor June Turben, as Trustee under the
Revocable Living Trust Agreement of
June L. Miller, dated the 5th day of
February, 2018, Grantor

STATE OF Ohio)
County of Perry) ss.

Personally appeared before me this 30 day of August, 2024, the above-named Elinor June Turben, as Trustee under the Revocable Living Trust Agreement of June L. Miller, dated the 5th day of February, 2018, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



JENNIFER H. SITTERLEY
Notary Public, State of Ohio
Lifetime Commission as Attorney

[Signature]
Notary Public for _____
My Commission expires: Retire