

2025-004804

Klamath County, Oregon

06/20/2025 03:19:01 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Mark Y. Tuai, Attorney at Law
P.O. Box 128
Medford, OR 97501

SEND TAX STATEMENTS TO:

Patrick D. Milner and Shelly A. Milner, Co-Trustees
Milner Family Living Trust, UDOT June 20, 2025
2526 Yonna Street
Klamath Falls, Oregon 97601

WARRANTY DEED

Patrick Milner and Shelly Milner, husband and wife, Grantors, convey and warrant to Patrick D. Milner and Shelly A. Milner, Co-Trustees of the Milner Family Living Trust, UDOT June 20, 2025, Grantee, that certain real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein, legally described as follows, to-wit:

A parcel of land situated in Lots 2 and 3 of Block 12, TRACT 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, BUENA VISTA ADDITION to the City of Klamath Falls being more particularly described as follows:

Beginning at a point lying South 09° 32' 02" West 42.59 feet from the Northeast corner of Lot 2, Block 12, TRACT NO. 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13 AND 14, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence continuing South 09° 32' 02" West 71.00 feet to a point; thence South 83° 07' 15" West 143.02 feet to a point; thence North 01° 00' 34" East, 70 feet to a point; thence North 83° 07' 15" East 151.02 feet to the point of beginning being a portion of Lots 2 and 3 of said Block 12.

Tax Account No: 3809-019CD-05100-000

Key No: 435611

KNOWN COMMONLY AS: 2526 YONNA STREET, KLAMATH FALLS, OREGON 97601

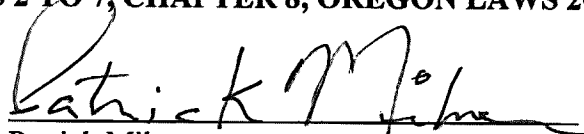
SUBJECT TO: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

There is no monetary consideration for this transfer. The transfer is made for estate planning purposes.

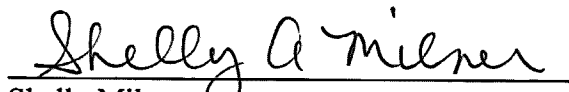
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: June 20, 2025

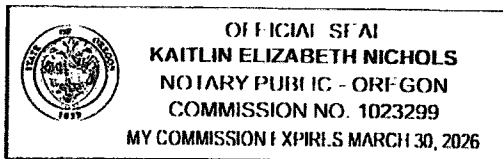

Patrick Milner

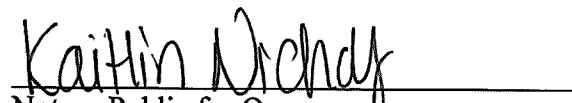
Dated: June 20, 2025


Shelly Milner

STATE OF OREGON)
) ss
County of Jackson)

On the 20th day of June 2025, personally appeared before me **Patrick Milner** and **Shelly Milner** and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon
My Commission expires: 3/30/2026