



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006625
Klamath County, Oregon
07/31/2025 10:25:23 AM
Fee: \$92.00

After recording return to:

Jimmy D. Miller and Donna L. Miller

5557 Sylvia Ave.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Jimmy D. Miller and Donna L. Miller

5557 Sylvia Ave.

Klamath Falls, OR 97603

File No. 1013383

STATUTORY WARRANTY DEED

**Nikki A. Carpenter, Trustee of the Angela Hayton Living Trust, Grantor(s), hereby convey
and warrant to**

Jimmy D. Miller and Donna L. Miller as tenants by the entirety,

Grantee(s), the following described real property in the County of Klamath and State of
Oregon free of encumbrances except as specifically set forth herein:

**Lot 6 in Block 13 Tract 1105, FOURTH ADDITION TO CYPRESS VILLA, according to the
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$310,000.00.

The above-described property is free of encumbrances except all those items of record, if
any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: 07/30/2025

Angela Hayton Living Trust

By: Nikki A. Carpenter
Nikki A. Carpenter, Trustee

State of Texas

County of Wise

On this 30th day of July, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Nikki A. Carpenter**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **Angela Hayton Living Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

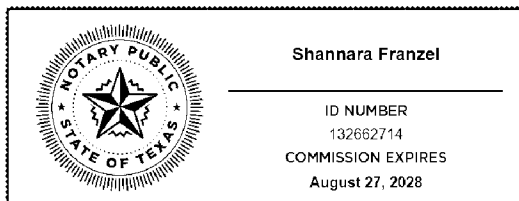
Shannara Franzel

132662714

Notary Public for the State of Texas

Residing at: Wise

Commission Expires: 08/27/2028



Electronically signed and notarized online using the Proof platform.