

Returned at Counter
Lam Law

AFTER RECORDING, RETURN TO:
Clyde J. Miller and Shelley L. Miller, Trustees
c/o Lam Law Office PC
111 N. 7th St.
Klamath Falls, OR 97601

2025-008848
Klamath County, Oregon



10/03/2025 02:13:41 PM Fee: \$87.00

Until requested otherwise, send all
tax statements to:
Clyde J. Miller and Shelley L. Miller, Trustee
7821 Tingley Lane
Klamath Falls, OR 97603

WARRANTY DEED

Shelley L. Miller having taken title as *Shelley L. Derber*, "Grantors," hereby conveys, grants, sells and warrants, to **Clyde J. Miller and Shelley L. Miller, trustee(s) of the CLYDE AND SHELLEY MILLER JOINT REVOCABLE LIVING TRUST, UAD** October 2 2025, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

LOT 34 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
(Situs: 4017 Bristol Avenue, Klamath Falls, OR 97603)

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

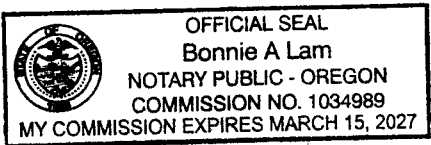
The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Shelley L. Miller
Shelley L. Miller
Formerly known as Shelley L. Derber

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam
(Name of Notary) this 2 day of October 2025 by **Shelley L. Miller**.



Bonnie A. Lam
Notary Public for Oregon
My Commission Expires: 3/15/2027