

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. 7<sup>th</sup> St.  
Klamath Falls, OR 97601

**2025-008849**  
Klamath County, Oregon



10/03/2025 02:14:05 PM Fee: \$92.00

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**

**Clyde J. Miller, "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 Oct 7/2/25 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:**

**See Exhibit "A"**

*(Situs: 7821 Tingley Lane, 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.

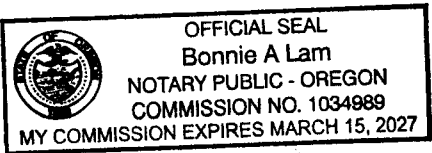
The true consideration for this conveyance is \$0 per trust agreement.

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.

Clyde J. Miller

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 Clyde J. Miller.



Notary Public for Oregon  
My Commission Expires: 3/15/2027

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situate in the NW1/4 NW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of said Section 28, being located South 00° 01' 40" West 251.50 feet from a 5/8 inch iron pin marking the Northwest corner of said Section 28; thence South 89° 58' 20" East 756.58 to a 5/8 inch iron pin; thence North 00° 01' 40" East parallel to the West line of said Section 28 a distance of 200.00 feet; thence North 89° 58' 20" West 756.58 feet to the West line of said Section 28; thence South 00° 01' 40" West 200.00 feet to the point of beginning, EXCEPTING that portion along the Westerly side lying within the Tingley Road right of way.