

After recording, return to:

Kaleb Eidsvoog
Wool Landon Law, LLC
7540 SW Hermoso Way
Tigard, Oregon 97223

Until a change is requested, all tax statements
shall be sent to the following address:

Bret E. Miller
68 West Beach Road
Eastsound, Washington 98245

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE OF THE TRANSACTION:

Cover Sheet for Personal Representative's Deed

DIRECT PARTY:

Bret E. Miller, Personal Representative of the Estate of Denzil Henry Miller,
deceased, Klamath County Case Number 24PB11248, Grantor

INDIRECT PARTY:

Bret E. Miller, Trustee of the Denzil H. Miller 2012 Trust, Grantee

TRUE AND ACTUAL CONSIDERATION:

The true and actual consideration for this conveyance is other property or value,
which was the whole consideration.

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Personal Representative's Deed

BRET E. MILLER, the duly appointed, qualified, and acting Personal Representative of the Estate of Denzil Henry Miller, Klamath County Case Number 24PB11248, Grantor, conveys the undivided 1/2 interest of that certain real property, vested in Grantor upon the death of Denzil Henry Miller, and located in Klamath County, Oregon, to Bret E. Miller, Trustee of the Denzil H. Miller 2012 Trust, Grantee, free of liens and encumbrances except those of record, which property is more particularly described as follows:

Lot 1289, TRACT 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of Tract 1340, RUNNING Y RESORT PHASE 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to all encumbrances of record on the title as of the date of this conveyance.

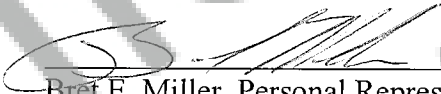
The true and actual consideration for this conveyance is other property or value, which was the whole consideration.

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.

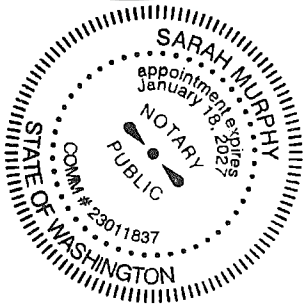
DATED: Dec 12, 2025.

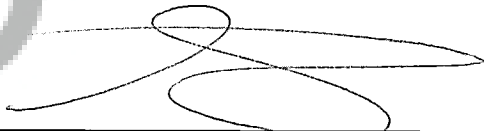
Estate of Denzil Henry Miller


Bret E. Miller, Personal Representative,
Estate of Denzil Henry Miller, Klamath
County Case Number 24PB11248,
GRANTOR

STATE OF WASHINGTON)
) ss.
County of San Juan)

On December 12, 2025, personally appeared the above-named Bret E. Miller, Personal Representative, Estate of Denzil Henry Miller, Klamath County Case Number 24PB11248, and acknowledged the above instrument to be his voluntary act and deed.




Notary Public for Washington
My commission expires: 01/18/2025