



After recording return to:  
Erica M. Abel and Ronald C. Abel  
826 W Oregon Ave  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Erica M. Abel and Ronald C. Abel  
826 W Oregon Ave  
Klamath Falls, OR 97601

File No.: 7161-4337328 (SA)  
Date: December 24, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Steven A. Miller and Loretta M. Miller, Trustees of the Steve & Loretta Miller Trust**  
Grantor, conveys and warrants to **Erica M. Abel and Ronald C. Abel, as tenants by the  
entirety**, Grantee, the following described real property free of liens and encumbrances,  
except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$290,000.00**. (Here comply with requirements of ORS 93.030)

APN: 175303

Statutory Warranty Deed  
- continued

File No.: 7161-4337328 (SA)

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 this 9 day of January, 2026.

Steven A. Miller and Loretta M. Miller,  
Trustees of the Steve & Loretta Miller Trust

  
Steven A. Miller, Trustee

  
Loretta M. Miller, Trustee

APN: 175303

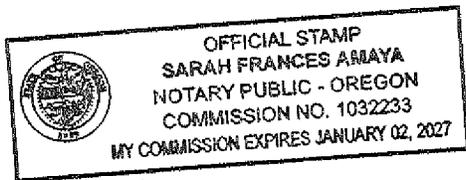
Statutory Warranty Deed  
- continued

File No.: 7161-4337328 (SA)

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of Jan, 2026  
by Steven A. Miller and Loretta M. Miller, Trustees of the Steve & Loretta Miller Trust.

*[Handwritten signature]*



Notary Public for Oregon  
My commission expires: 1/2/2027

Unofficial Copy

APN: 175303

Statutory Warranty Deed  
- continued

File No.: 7161-4337328 (SA)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 12 AND 13, BLOCK 10, 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. ALSO THE SOUTH 16' OF VACATED OREGON AVENUE LYING ADJACENT TO AND NORTHERLY OF SAID PROPERTY BY ORDER OF VACATION RECORDED MARCH 16, 1959 IN VOLUME 310, PAGE 496, DEED RECORDS OF KLAMATH COUNTY, OREGON.**

**EXCEPTING THEREFROM A PARCEL OF LAND SITUATED IN LOT 13, BLOCK 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND A PORTION OF OREGON AVENUE VACATED BY CITY ORDINANCE 5045, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE NORTH 03°03'30" WEST ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 13, 16.00 FEET TO A 1/2" IRON PIN; THENCE SOUTH 12°52'15" EAST 161.21 FEET TO A 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 86°45'10" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13, 27.48 FEET TO A 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 03°03'30" WEST ALONG THE WEST LINE OF SAID LOT 13, 142.94 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON AND REFER TO KLAMATH COUNTY SURVEYOR "RECORD OF SURVEY NO. 1593."**

**NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.**