

2026-001023

Klamath County, Oregon

02/02/2026 12:05:01 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

CAUBLE FURR & BEGUIN, LLP

Douglas P. Cushing

Attorneys at Law

111 SE Sixth St.

Grants Pass OR 97526

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

Lindsay Webb

14600 Dickens St, Unit 105

Sherman Oaks, CA 91403

BARGAIN AND SALE DEED - STATUTORY FORM

Irwin R Miller, as Successor Trustee of the Gordon A. Webb Family Trust u/t/d 11/12/2008, Grantor, conveys to **Matthew Webb and Lindsay Webb**, with rights of survivorship, Grantees, the following real property situated in Klamath County, Oregon, to-wit:

Lot 20, Block 2, Mountain Lakes Homesites, Klamath County, Oregon.

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.

The true consideration for this conveyance is \$ Other property or Value.

DATED this 28 day of January, 2026.

[Redacted Signature]

Irwin R. Miller, Successor Trustee

STATE OF CALIFORNIA, County of Ventura) ss.

January 28, 2026

This instrument was acknowledged before me by Irwin R Miller, as Successor Trustee of the Gordon A. Webb Family Trust u/t/d 11/12/2008.

Ruth Rubalcava

Notary Public for California

