

Returned at Counter
Sheryl Hatcher

THIS SPACE RESERVED FOR RE

2026-002818

Klamath County, Oregon



00354583202600028180030033

03/31/2026 12:18:07 PM

Fee: \$97.00

Laduska Miller
PO Box 746
Keno, OR 97627

Grantor's Name and Address

Laduska Miller as Trustee of the Laduska Miller Revocable
Trust dated March 31, 2026
PO Box 746
Keno, OR 97627

Grantee's Name and Address

After recording return to:
Laduska Miller as Trustee of the Laduska Miller Revocable
Trust dated March 31, 2026
PO Box 746
Keno, OR 97627

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

Laduska Miller as Trustee of the Laduska Miller Revocable
Trust dated March 31, 2026
PO Box 746
Keno, OR 97627

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Laduska Miller,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Laduska Miller as Trustee of the Laduska Miller Revocable Trust dated March 31, 2026,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath,** State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

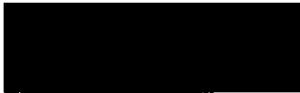
The true and actual consideration paid for this transfer, stated in terms of dollars, is Estate Planning. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 31 day of March, 2026; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.




Laduska Miller

State of Oregon} ss
County of Klamath}

Laduska Miller

On this 31st day of March, 2026, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026

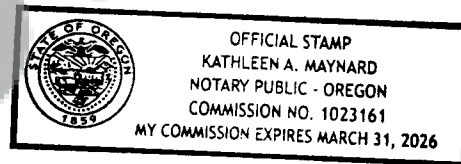


EXHIBIT "A"

Lot 2 in Block 33 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT those portions conveyed to Keno Water Company in Property Line Adjustment 45-98 by deed recorded January 20, 1999 in Volume M99, page 1973, Microfilm Records of Klamath County, Oregon, described as follows:

Three parcels of land which are portions of Lot 2, Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, more particularly described as follows:

Parcel 1: Beginning at the Northwest corner of Lot 3, Block 33; thence along the lot line common to Lots 2 and 3, North 67° 39' 52" East 102.90 feet; thence, leaving said lot line, North 66° 50' 55" West 1.86 feet; thence South 66° 55' 00" West 101.61 feet to the point of beginning.

Parcel 2: Beginning at a point on the lot line common to Lots 2 and 3, Block 33 from which the Northeast corner of Lot 3 bears North 34° 08' 28" West 29.78 feet; thence along the lot line South 34° 08' 28" East 8.07 feet; thence, leaving said lot line, North 7° 57' 18" West 5.09 feet; thence North 66° 50' 55" West 4.16 feet to the point of beginning.

Parcel 3: Beginning at the Southeast corner of Lot 3, Block 33; thence along the lot line common to Lots 2 and 3, North 34° 08' 28" West 29.39 feet; thence, leaving said lot line, South 89° 59' 37" East 16.50 feet; thence South 00° 00' 23" West 24.33 feet to the point of beginning.

AND TOGETHER WITH those portions of Lot 3 in said Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, conveyed in Property Line Adjustment 45-98 to Leon A. and Susan E. Buzzard by Deed recorded January 20, 1999 in Volume M99, page 1975, described as follows:

Two parcels of land which are portions of Lot 3, Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, more particularly described as follows:

Parcel 1: Beginning at the Northeast corner of Lot 3, Block 33; thence along the Easterly line of said Lot 3 South 34° 08' 28" East 29.78 feet; thence, leaving said lot line, North 66° 50' 55" West 40.88 feet; to the Northerly line of said Lot 3; thence along said Northerly lot line North 67° 39' 52" East 22.57 feet to the point of beginning.

Parcel 2: Beginning at a point on the Easterly line of Lot 3, Block 33 from which the Southeast corner of Lot 3 bears South 34° 08' 28" East 29.39 feet; thence along said Easterly lot line North 34° 08' 28" West 50.59 feet; thence, leaving said lot line, South 7° 57' 18" East 42.27 feet; thence South 89° 59' 37" East 22.54 feet to the point of beginning.

APN 4008-006BD-03200