

BARGAIN AND SALE DEED

VERGIL V. MILLER, TRUSTEE, VERGIL V. MILLER TRUST, hereinafter called GRANTOR, for the consideration hereafter stated, does hereby grant, bargain, sell and convey unto DAVID E. MILLER AND KAREN S. MILLER OGLE, TRUSTEE, H. RAMONA MILLER FAMILY TRUST, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Section 1, Township 24 South, Range 6, E.W.M., more particularly described as follows: Beginning at an iron pipe which is North 1334.06 feet and East 2153.14 feet from the Southwest corner of Said Section 1; thence N. 88 degrees 16' East a distance of 50 feet to an iron pipe; thence N. 14 degrees 03' E. to the centerline of Crescent Creek; thence Northwesterly along the centerline of Crescent Creek to a point that is N. 01 degrees 44' W. of the point of beginning; thence S. 01 degrees 44' E. to the point of beginning. The above bearings are based on the centerline of the Crescent Lake Road as constructed and being S. 61 degrees 12' W. at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer. The above described parcel of land is subject to an easement along the Southerly thirty feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty feet of that portion of the N 1/2 SW 1/4 of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE.

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

In Witness Whereof, the grantor has executed this instrument this 2 day of October, 1991.

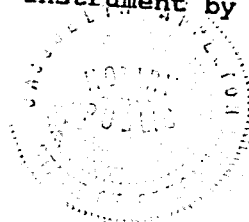

VERGIL V. MILLER, TRUSTEE
VERGIL V. MILLER TRUST

21249

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.

STATE OF Oregon)
County of Multnomah) ss.

Personally appeared before me this 2nd day of October, 1991, VERGIL V. MILLER, who, being duly sworn did say that he is the Trustee under the VERGIL V. MILLER Trust dated August 22, 1990, and that he executed the foregoing instrument by authority of and in behalf of said trust.



Jacqueline Appleton
Notary Public for Oregon
My Commission Expires: 4-10-93

AFTER RECORDING RETURN TO:
Tim Nay, Attorney at Law
6720 SW Macadam Ave., Suite 200
Portland, OR 97219

SEND TAX STATEMENTS TO:
Karen S. Miller Ogle, Trustee
H. Ramona Miller Family Trust
8329 NW 113th St.
Oklahoma City, OK 73132

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Tim Nay the 10th day
of Oct. A.D., 19 91 at 3:32 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 21248
FEE \$33.00
Evelyn Biehn - County Clerk
By Pauline M. Munday