

BARGAIN AND SALE DEED

I, JUANITA BUCKLEY MILLER, Grantor, do grant, release, sell and transfer to JUANITA B. MILLER, Trustee of the JUANITA B. MILLER LIVING TRUST, u.d.d March 19, 1992, all right title and interest in and to the real property located in Klamath County, Oregon, described as follows:

(SEE EXHIBIT 'A', ATTACHED HERETO AND A PART HEREOF)
Subject to all covenants, conditions, restrictions and rights-of-way of record.

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of JUANITA B. MILLER for improved administration of the assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until a change is requested, all tax statements shall be sent to the address as is currently of record.

Dated: March 19, 1992

Juanita Buckley Miller
JUANITA BUCKLEY MILLER

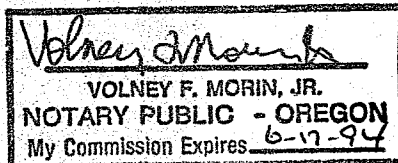
STATE OF OREGON)
)ss.
County of Klamath)

On the 19th day of March, 1992, personally appeared JUANITA BUCKLEY MILLER who, being duly sworn, acknowledged the foregoing instrument to be her voluntary act and deed.

Before me signed:

(THIS SPACE FOR RECORDER'S USE)

Return: Juanita B. Miller
2151 Gettle
Klamath Falls, Or. 97601



PARCEL I:

The North 74 feet of Lot 6 and the North 74 feet of the East 11 feet of Lot 7, in Block 211 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

PARCEL II:

Lot 3, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 5 feet thereof, conveyed for road purposes.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. Reservations and restrictions as contained in Deed recorded in Volume 159, page 227, Deed Records of Klamath County, Oregon, C.C. Lewis, et ux, grantor and Harry E. Evans, grantee.

PARCEL III:

All of the Southerly 75 feet of Lots 25, 26, 27 and 28 in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.

2. Reservations in dedication of St. Francis Park.

3. Reservations, restrictions and conditions in Deed recorded February 6, 1948 in Volume 216, page 439, Deed Records of Klamath County, Oregon.

PARCEL IV:

Lots 19, 20, 21, 22, 23 and 24 in Block 5 of ST. FRANCIS PARK, Klamath County, Oregon, LESS the South 60 feet thereof.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.

PARCEL V:

Beginning at a point in the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88°57' East 195 feet; thence North 0° 35' West 439.78 feet from the Southwest corner of the SE 1/4 NW 1/4 of said Section 2; thence North 0°35' West, parallel with the West line of said SE 1/4 NW 1/4 a distance of 75 feet; thence North 89°45' East 135 feet to the East line of said E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, thence South 0° 35' East along said East line a distance of 75 feet; thence South 89°45' West 135 feet to the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Twp. 39 S., Rge. 9 East, W.M. in the County of KLAMATH, State of OREGON.
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney E. Morin Jr. the 24th day of March A.D. 19 92 at 8:49 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 6090.

Evelyn Biehn County Clerk

By Pauline Mullins

FEE \$35.00