

AFTER RECORDING RETURN TO:

pk: Michael J. Bird, Attorney
P O Box 10
Grants Pass, OR 97528

**UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Ron H. Miller
P.O. Box 196y
Eagle Point, OR 97524

State of Oregon, County of Klamath
Recorded 12/18/03 8:45 a.m.
Vol M03 Pg 91763
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN & SALE DEED

Ron H. Miller and Jackie L. Miller, as tenants aby the entirety, hereafter called grantors, convey to **CAL-SHELL, LLC**, beneficiary, hereinafter called grantee, the following described real property situated in Klamath County, Oregon:

Parcel 2 of Land Partition 61-95, being in Lots 17 through 24, Block 29, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO easements, rights of way and encumbrances of public record.

Grantor covenants that grantor is seized of an indefeasible estate in the real property described above in fee simple; that grantor has good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under grantor, provided that the foregoing covenants are limited to the extent of coverage available to grantor under any applicable standard or extended policies of title insurance, it being the intention of the grantor to preserve any existing title insurance coverage.


The actual consideration for this transfer consists of or includes other property or value given or promised which is the whole consideration.


In construing this deed and where the context so requires, the singular includes the plural.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES IN ORS 30.930.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTY DESCRIBED.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of DEC., 2003.


Ron H. Miller


Jackie L. Miller

STATE OF OREGON

County of Josephine

) ss.



On this 9th day of December, 2003, personally appeared the above named **Ron H. Miller and Jackie L. Miller**, and acknowledged the foregoing instrument to be their voluntary act and deed.
BEFORE ME:


Notary Public for Oregon