

04 JUL 27 PM 3:03

After Recording Return to:

Mr. and Mrs. Keith R. Miller

35873 So. Chilgoquin Rd.
Chilgoquin, OR 97624

State of Oregon, County of Klamath

Recorded 07/27/004 3:03 PM

Vol M04 Pg 49136-37

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements shall be sent to the address shown above.

Aspen 59685 MA

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KEITH R. MILLER and MARVA J. MILLER, hereinafter called Grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KEITH R. MILLER and MARVA J. MILLER, husband and wife, hereinafter called Grantees, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 to clarify vesting of Grantees.
(here comply with the requirements of ORS 93.930)

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 AS DEFINED IN ORS 30.930.

In Witness Whereof, the grantor has executed this instrument July 27, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Keith R. Miller

KEITH R. MILLER

Marva J. Miller

MARVA J. MILLER

STATE OF OREGON,)
County of Klamath) ss.

The foregoing instrument was acknowledged before me on July 27, 2004, by Keith R. Miller and Marva J. Miller

Ronald K. Miller

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this , by , president, and by , secretary of a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation, affix corporate seal)

BARGAIN AND SALE DEED

KEITH R. MILLER and MARVA J. MILLER, as grantor and

KEITH R. MILLER and MARVA J. MILLER, as grantee

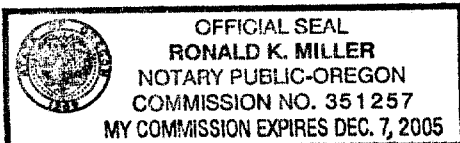
This document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 59685



26A

*Exhibit A***PARCEL 1:**

A parcel of land situate in Lot 21, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence along the North line of Lot 21, South $89^{\circ} 53 \frac{3}{4}'$ East 500.16 feet to the true point of beginning; thence continuing along the North line of Lot 21 South $89^{\circ} 53 \frac{3}{4}'$ East 166.72 feet to a point; thence South to a point on the South line of Lot 21, that bears South $89^{\circ} 49 \frac{3}{4}'$ East 867.50 feet from the Southwest corner of said Lot 21; thence along the South line of Lot 21, North $89^{\circ} 49 \frac{3}{4}'$ West 166.72 feet to a point; thence North to the true point of beginning.

PARCEL 2:

A non-exclusive, perpetual easement for ingress and egress over the existing roadway 30 feet in width running along the West boundary of the hereinafter described real property and 15 feet in width running along the South boundary line of the real property, in the County of Klamath, State of Oregon, more particularly described as follows:

A parcel of land situate in Lot 21, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence along the North line of said Lot 21, South $89^{\circ} 53 \frac{3}{4}'$ East 333.44 feet to a point; thence South to a point on the South line of Lot 21, that is South $89^{\circ} 49 \frac{3}{4}'$ East 333.75 feet along the South line from the Southwest corner of Lot 21; thence North $89^{\circ} 49 \frac{3}{4}'$ West 333.75 feet along the South line of Lot 21 to the Southwest corner of Lot 21; thence North along the West line of Lot 21, 657.3 feet, more or less, to the point of beginning.

ALSO a non-exclusive, perpetual easement for ingress and egress over the existing roadway, 15 feet in width running along the South boundary line of the real property, in the County of Klamath, State of Oregon, more particularly described as follows:

A parcel of land situate in Lot 21, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence along the North line of Lot 21, South $89^{\circ} 53 \frac{3}{4}'$ East 333.44 feet to the true point of beginning; thence continuing along the North line of Lot 21, South $89^{\circ} 53 \frac{3}{4}'$ East 333.44 feet to a point; thence South to a point on the South line of Lot 21, that bears South $89^{\circ} 49 \frac{3}{4}'$ East 667.50 feet from the Southwest corner of said Lot 21; thence along the South line of Lot 21, North $89^{\circ} 49 \frac{3}{4}'$ West 333.75 feet to a point; thence North to the true point of beginning.