

04 DEC 21 AM 9:18

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**AFTER RECORDING RETURN TO:**

*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 12/21/04 9:18 a m  
Vol M04 Pg 87077  
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:

*Lot 3, Block 100, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County 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 13<sup>th</sup> day of December, 2004.

*Ron H. Miller*

Ron H. Miller

*Jackie L. Miller*

Jackie L. Miller

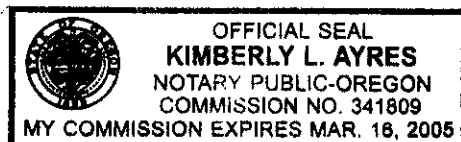
STATE OF OREGON )

) ss.

County of Jackson )

On this 13<sup>th</sup> day of December, 2004, 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:



*Kimberly L. Ayres*  
Notary Public for Oregon