

GRANTOR'S NAME & ADDRESS:

Michael J & LeeAnn R Ryan
226 S Tisdale Ave
Buffalo, WY 82834

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State of Oregon, County of Klamath
Recorded 03/21/2005 9:12 a. m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

GRANTEE'S NAME & ADDRESS:

Miller 2003 Revocable Trust
2618 Caleb Court
Riverbank, CA 95367

AFTER RECORDING RETURN TO:

Miller 2003 Revocable Trust
2618 Caleb Court
Riverbank, CA 95367

Until a change is requested all tax statements shall be sent to the following address:

Miller 2003 Revocable Trust
2618 Caleb Court
Riverbank, CA 95367

SPACE ABOVE THIS LINE FOR RECORDER'S USE

'05 MAR 21 AM 9:12

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL J RYAN and LEEANN R RYAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Thomas L Miller and Rebecca A Miller, Trustees of the Miller 2003 Revocable Trust under instrument dated February 27, 2003, 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 any way appertaining, situated in Klamath County, The State of Oregon, described as follows, to-wit:

Lot 17, Block 23, Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to all covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,300.00.

IN WITNESS WHEREOF, the grantor has executed this instrument on March 14, 2005 (DATE)

Michael J Ryan
Michael J Ryan

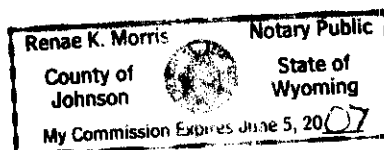
LeeAnn R Ryan
LeeAnn R Ryan

THIS INSTRUMENT WILL NOT ALLOW USE OF THIS 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 AND DEFINED IN ORS 30.930.

STATE OF WYOMING }
COUNTY OF Johnson } SS

On 3-14-05 before me, Renae K Morris A Notary Public, personally appeared MICHAEL J RYAN and LEEANN R RYAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. WITNESS my hand and official seal.

Renae K Morris
(Notary Signature)



(Space above for official notarial seal)