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11/07/2006 01:52:02 PM

Fee: \$31.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Steve & Loretta Miller Trust 1011 Vista Way Klamath Falls, OR 97601
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-BARGAIN AND SALE DEED-

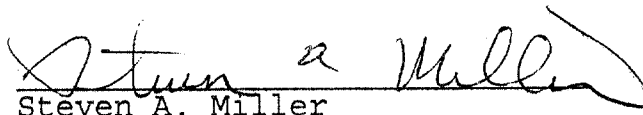
The Grantors, Steven A. Miller AKA Steven Allan Miller AKA Steven Allen Miller and Loretta M. Miller AKA Loretta Mae Miller, husband and wife, bargain, sell and convey to Steven A. Miller and Loretta M. Miller, Trustees of the Steve & Loretta Miller Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

REFER TO EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The true and actual consideration for this transfer is estate planning.

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.

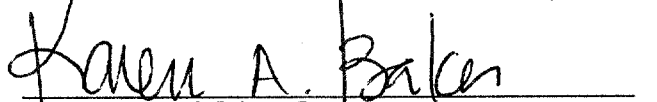
DATED this 31 day of October 2006.

  
Steven A. Miller

  
Loretta M. Miller

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

Personally appeared before me this 31st day of October 2006, the above-named Steven A. Miller and Loretta M. Miller and acknowledged the foregoing instrument to be their voluntary act.

  
Notary Public for Oregon  
My Commission expires: 9-20-09

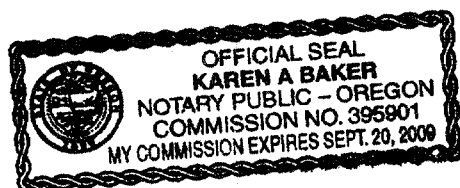


EXHIBIT "A"  
Steve & Loretta Miller Trust

Lots 22, 23, 24, 29, 30, 31, 32, 33, 34, 35 and 36, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Map # 3809-033BA-12000;  
3809-033BA-11500;  
3809-033BA-11600;  
3809-033BA-11701

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Lots 12 and 13, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon. Also the South 16' of vacated Oregon Avenue lying adjacent to and Northerly of said property by Order of Vacation recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lot 13, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and a portion of Oregon Avenue vacated by City ordinance 5045, more particularly described as follows:

Beginning at the Northwest corner of said Lot 13, thence North 03°03'30" West along the Northerly projection of the West line of said Lot 13, 16.00 feet to a ½" iron pin; thence South 12°52'15" East 161.21 feet to a ½" iron pin marking the Southeast corner of said Lot 13; thence South 86°45'10" West along the Southerly line of said Lot 13, 27.48 feet to a ½" iron pin marking the Southwest corner of said Lot 13; thence North 03°03'30" West along the West line of said Lot 13, 142.94 feet to the point of beginning. Bearings based on and refer to Klamath County Surveyor "Record of Survey No. 1593."

Tax Map # 3809-019CD-09100

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Lot 4, Block 1, FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Tax Map # 3809-019CC-03400

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A portion of Block 3 of Shippington Addition and a portion of Lot 1, Block 3 of FIRST ADDITION TO BUENA VISTA to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a portion of vacated Frederick Street in the City of Klamath Falls more particularly described as follows: Beginning at a point 30.25 feet North 14 degrees 27' West of the Northwest corner of Lot 1, Block 2, First Addition to Buena Vista Addition, thence North 68 degrees 11' East 61.3 feet; thence North 115.87 feet to the South line of Bismark Street; thence North 76 degrees 30' West 101.35 feet along the South side of Bismark Street to the East line

of Frederick Street, now known as Front Street; thence South 14 degrees 27' East along the East side of Frederick Street, now known as Front Street, to the point of beginning.

Tax Map # 3809-019CC-02000

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A tract of land being a portion of Lot 20 of LAKESHORE GARDENS, situated in the SE ¼ of Section 25, Township 38, South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat on file in the office of the Klamath County Surveyor. Beginning at a point on the East line of said Lot 20, from which the Southeast corner of said Lot 20 bears S 04°51'34" W 221.41 feet; thence S 22°57'04" W 144.92 feet; thence N85°08'26" W 61.42 feet to a point on the West line of said Lot 20; thence N 07°21'34" E along said West line 116.20 feet; thence N 82°47'30" E 103.64 feet, to the point of beginning.

Tax Map # 3808-25DB-2501

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A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at the Southwest corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees 51'34" East 99.00 feet; thence North 85 degrees 08'26 West 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 21'34" West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence Westerly on said North line along 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

Tax Map # 3808- 25DB-2700;  
3808-25DC-400

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A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at the Southeast corner of said Lot 20; thence North 04 degrees 51' 34" East along the East line of said Lot 20, 221.41 feet; thence South 22 degrees 57' 04" West 144.92 feet; thence South 04 degrees 51' 34" West 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04 degrees 51' 34" East 14.09 feet to the point of beginning.

Tax Map # 3808-25DB-2600;  
3808-25DC-300