

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

2006-025508  
Klamath County, Oregon



12/29/2006 08:42:07 AM

Fee: \$26.00

SEND TAX STATEMENTS TO:  
Robert A. Millard, Trustee  
Wendy B. Millard, Trustee  
Post Office Box 801  
Keno OR 97627

### BARGAIN AND SALE DEED

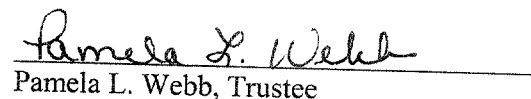
Robert A. Millard and Pamela L. Webb, Trustees of the Millard Loving Trust Dated April 30, 1990, and as Trustees of the Millard Family Trust Dated September 24, 2005, Grantors, convey unto Robert A. Millard and Wendy B. Millard, as Trustees of the Millard Family Trust, uda September 26, 2006, and their successor in Trust, Grantees, Grantors' interests in the real property located in Klamath County, Oregon, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

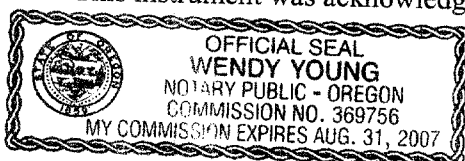
Dated this 26 day of December, 2006.

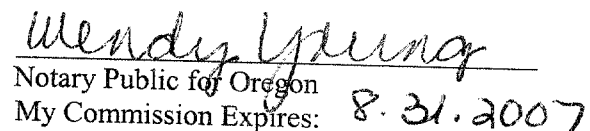
  
Robert A. Millard, Trustee

  
Pamela L. Webb, Trustee

STATE OF OREGON, County of Klamath) ss.

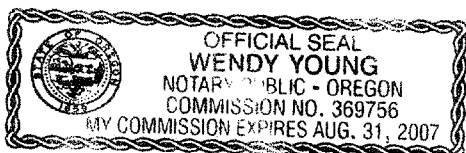
This instrument was acknowledged before me on December 26, 2006 by Robert A. Millard.



  
Notary Public for Oregon  
My Commission Expires: 8.31.2007

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 26, 2006 by Pamela L. Webb.



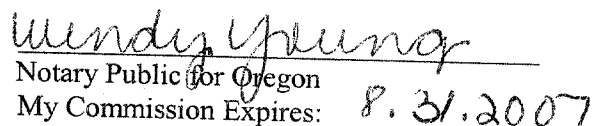
  
Notary Public for Oregon  
My Commission Expires: 8.31.2007

EXHIBIT "A"

PARCEL ONE: (Tax Lot 3000)

That part of Lot 19 of PONDOSA, described as follows: Beginning at the intersection of the Northwest corner of Lot 19 with the Southerly boundary line of the Klamath Falls-Ashland Highway; thence South along the West line of said Lot 19 to the Southwest corner thereof; thence East along the South boundary of said lot a distance of 1975 feet, more or less, to a point that is 32° 20' East of the most Easterly corner of Lot 14 of PONDOSA; thence North 32° 20' West to a point on the Southerly boundary of Harkens Drive; thence South 57° 40' West and North 34° 20' West along the Southerly boundary of Harkens Drive to its intersection with the Southerly boundary of the Klamath Falls-Ashland Highway; thence South 57° 40' West along the Southerly boundary of said highway, a distance of 200 feet to the point of beginning; AND,

Lots 1 and 2, vacated, and a part of Lot 19, PONDOSA, described as follows: Beginning at the intersection of the Northwest corner of Lot 19 with the Southerly boundary line of the Klamath Falls-Ashland Highway; thence South along the West line of said Lot 19 to the Southwest corner thereof; thence East along the South boundary of said lot a distance of 1975 feet, more or less, to a point that is 32° 20' East of the most Easterly corner of Lot 14 of PONDOSA, and the true point of beginning; thence North 32° 20' West to a point on the Southerly boundary of Harkens Drive; thence North 57° 40' East to a point on the Westerly line of Lot 1, vacated, thence North 32° 20' East, a distance of 490 feet, more or less, to a point on the Southerly boundary of the Klamath Falls-Ashland Highway; thence Northeasterly along the Southerly boundary of the Klamath Falls-Ashland Highway to the Northeast corner of Lot 1, vacated; thence South, a distance of 2391.8 feet to the Southeast corner of said Lot 19; thence West; a distance of 958.2 feet, more or less, to the point of beginning.

EXCEPTING, THEREFROM:

Parcels 1, 2, and 3 of Land Partition 54-94.

ALSO EXCEPTING,

A portion of Lot 19, PONDOSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of the NE1/4 of said Section 1, said point being North 89 degrees 56'00" East 385.40 feet from the center 1/4 corner of said Section 1; thence North 00 degrees 01'00" East 864.39 feet to the Westerly right of way of Harkens Drive, said point being the beginning of a curve to the left (radius point bears North 57 degrees 40'00" East, 80.00 feet, central angle = 90 degrees); thence along the arc of said curve 125.66 feet to the end of said curve; thence North 57 degrees 40'00" East along the Southeasterly right of way line of said Harkens Drive 426.32 feet; thence South 00 degrees 01'00" West 1067.05 feet to the South line of the SW1/4 NE1/4 of said Section 1; thence South 89 degrees 56' 00" West 470.55 feet to the point of beginning, with the bearings based on the said PONDOSA Subdivision.

ALSO EXCEPTING,

A portion of Lot 19 of PONDOSA Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 19; thence North 89° 56' East along the South line of said Lot 19, 385.40 feet; thence North 00°10' East, 864.39 feet to the Southerly line of Harkens Drive; thence North 32° 20' West, 410 feet to the Southerly line of the Klamath Falls-Ashland Highway; thence South 57° 40' West along said Highway 200 feet to the West line of said Lot 19; thence South 00° 08' 12" East, 1104.30 feet (South 00° 07' West, 1109 feet by plat) to the point of beginning.

PARCEL TWO: (Tax Lot 3001)

Parcel 3 of Land Partition 54-94, Klamath County, Oregon

PARCEL THREE: (Tax Lot 3002)

Parcel 1 of Land Partition 54-94, Klamath County, Oregon