

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

2007-007127

Klamath County, Oregon



00020485200700071270010019

SEND TAX STATEMENTS TO:

Ann N. Miles
4641 Cannon Avenue
Klamath Falls OR 97601

04/18/2007 08:55:00 AM

Fee: \$21.00

BARGAIN AND SALE DEED

Ann N. Miles, the duly appointed, qualified, and acting personal representative of the estate of Sybil N. Gibson, deceased, Klamath County Circuit Court Case No. 0603331 CV, Grantor, conveys to Ann N. Miles, Grantee, the following-described real property located in Klamath County, Oregon, to-wit:

Lots 28 and 29 in Block 6 of St. Francis Park, in Klamath County, Oregon, subject to contract and/or lien for irrigation and/or drainage; reservations and building restrictions of record; easements and rights of way of record and those apparent on the land; rules, regulations and assessments of South Suburban Sanitary District.

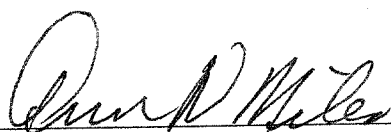
Klamath County Tax Assessor's Account No.
R-3909-002CA-05000-000 Key No. 518817

More commonly referred to as: 4641 Cannon Avenue
Klamath Falls, Oregon 97603

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

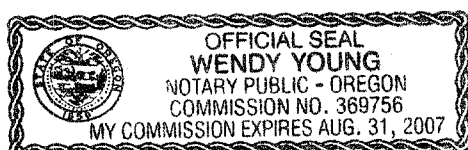
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

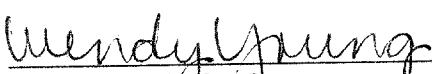
Dated this 4 day of April, 2007.


Ann N. Miles, Personal Representative
of the Estate of Sybil N. Gibson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 4, 2007 by Ann N. Miles.




Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2007