

AFTER RECORDING, RETURN TO:

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

2008-011597  
Klamath County, Oregon



08/15/2008 08:13:25 AM

Fee: \$26.00

SEND TAX STATEMENTS TO:

Robert A. Millard, Trustee  
Wendy B. Millard, Trustee  
Post Office Box 801  
Keno OR 97627

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### STATUTORY BARGAIN AND SALE DEED

Wendy B. Millard and Baron H. Mathews, Trustees of the Francis L. Mathews Trust Dated January 28, 1992, Grantor, 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, Grantor's interests in the real property located in Klamath County, Oregon, which is more particularly described as follows:

PARCEL 1 That portion of Lots 30 and 31 in Block 18 of Industrial Addition to the City of Klamath Falls, Oregon, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 30 of Block 18, Industrial Addition, being at the intersection of Oak and Martin Streets, and running thence in a Southwesterly direction along the Southeasterly line of Oak Street 38.4 feet; thence in a Southeasterly direction parallel with Martin Street 56 feet to the Southeasterly line of Lot 31 in said Block 18; thence in a Northeasterly direction parallel with Oak Street 38.4 feet to the Southwesterly line of Martin Street; thence Northwesterly along the Southwesterly line of Martin Street 56 feet to the place of beginning,

Klamath County Tax Account No. R-3809-033AB-13300-000  
Property ID No. R417622

More commonly referred to as: 2131 Oak Avenue  
Klamath Falls OR 97601

and

PARCEL 2 That portion of Lot 1 in Block 44 of Hot Springs 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, more particularly described as follows: Beginning at the most Westerly corner of Lot 1 in said Block 44; thence Southeasterly along the Northeasterly line of Pacific Terrace 50 feet; thence Northeasterly at right angles to Pacific Terrace 80 feet; thence Northwesterly parallel with Pacific Terrace 50 feet; thence Southwesterly at right angles to Pacific Terrace 80 feet to the place of beginning.

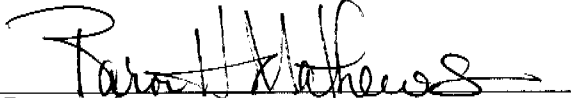
Klamath County Tax Account No. R-3809-028CA-09100  
Property ID No. R306323


More commonly referred to as: 443 Pacific Terrace  
Klamath Falls OR 97601

The consideration for this Deed is inheritance.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

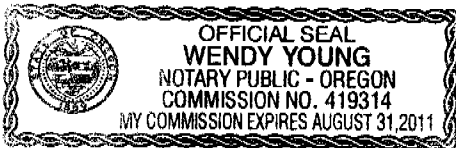
Dated this 13 day of August, 2008.

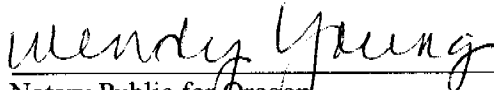
  
Baron H. Mathews, Trustee

  
Wendy B. Millard, Trustee

STATE OF OREGON, County of Klamath) ss.

Personally appeared on this 13 day of August, 2008, the above-named Wendy B. Millard and Baron H. Mathews, who acknowledged the foregoing instrument to be their voluntary act and deed as Trustees of the Audrey E. Mathews Trust Dated January 28, 1992.



  
Notary Public for Oregon

My Commission Expires: 8-31-2011