

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
Ryan Schader
Schader Red Rock West, LLC
191 Seacrest Circle
Vallejo, CA. 94590

Vol M01 Page 48184

Until a change is requested all tax statements shall be sent to the address listed above.

State of Oregon, County of Klamath
Recorded 09/21/01 at 3:13 p m.
In Vol. M01 Page 48184
Linda Smith,
County Clerk Fee\$ 21.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LEE BERGSTROM, AS TRUSTEE FOR THE SCHADER CHILDRENS TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SCHADER RED ROCK WEST, LLC, a California Limited Liability Company, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

A parcel of land situate in Lot 1, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at a point marked by a two inch iron pipe which is 939 feet South of a one and one-half inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon and Sections 6 and 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 200 feet to the corner of property heretofore conveyed to Mary L. Moore; thence East along property heretofore conveyed to Mary L. Moore, 576 feet, more or less, to the Westerly side of the lateral of the Enterprise Irrigation District in Lot 1 of said Section 7; thence Southerly and Westerly along the Westerly side of said lateral to a point 231.75 feet East of the West line of said Lot 1; thence Northerly parallel with the West line of said Lot 1, 300 feet; thence Westerly parallel with the Southerly line of said Lot 1, 203.5 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission for the widening of the Klamath Falls-Lakeview Highway by deed recorded March 17, 1972 in Book M-72 at Page 2913, Microfilm Records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE-This deed is to transfer title only..
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument September 19, 2001; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THE SCHADER CHILDREN'S TRUST

BY Lee Bergstrom
LEE BERGSTROM, TRUSTEE



BARGAIN AND SALE DEED
SCHADER CHILDRENS TRUST, as grantor
and
LLC SCHADER RED ROCK WEST, as grantee

STATE OF NEVADA, County of Washoe ss.
The foregoing instrument was acknowledged before me this 20th day of September, 2001, by Lee Bergstrom as Trustee of the Schader Children's Trust.

Diane Sherman
Notary Public for Nevada

My commission expires: Dec. 21, 2001

(SEAL)
(If executed by a corporation, affix corporate seal)

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00053659