

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Bryan E. Blodgett, Trustee of THE EDGAR J. BLODGETT LIVING TRUST, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHAWN BLODGETT and JASON BLODGETT, as tenants in common, 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:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

AFTER RECORDING, RETURN TO:

SEND ALL TAX STATEMENTS TO:

GRANTLAND, BLODGETT & SHAW
1818 E. McAndrews Road.
Medford, OR 97504

Jason and Shawn Blodgett
c/o B-Tech Corporation
671 Del Fatti Lane
Klamath Falls, OR 97603

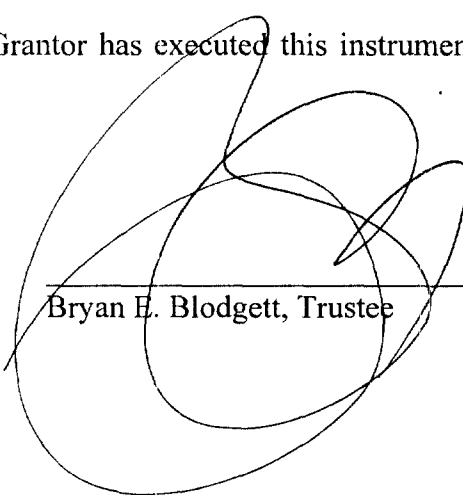
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Law Offices of
GRANTLAND, BLODGETT & SHAW, LLP
1818 E. McAndrews Rd.
Medford, OR 97504
(541) 773-6855

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

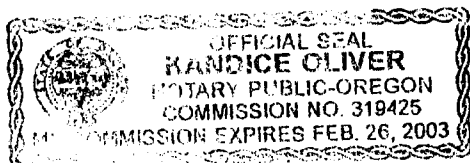
In construing this Deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

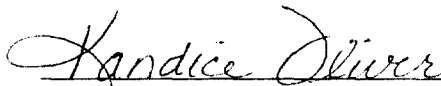
IN WITNESS WHEREOF, the Grantor has executed this instrument this 17 day of ~~February~~ ^{May}, 2001.


Bryan E. Blodgett, Trustee

STATE OF OREGON)
 : ss.
County of Jackson)

Personally appeared before me this 17 day of ~~February~~ ^{May}, 2001, the above named Bryan E. Blodgett, as Trustee of THE EDGAR J. BLODGETT LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.




Kandice Oliver
Notary Public for Oregon
My Commission Expires 2/26/03

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Parcel 1 & 2:

The East 1304 feet of the Southeast Quarter of the Northwest Quarter and of the Northeast Quarter of the Southwest Quarter of Section twenty-nine, Township Thirty-nine South, Range Nine East of the Willamette Meridian.

Also, the East Half of the Southwest Quarter of the Southwest Quarter of Section Twenty-nine, Township Thirty-nine South, Range Nine East of the Willamette Meridian.

Subject to rights of way for county roads.

Also subject to the easement granted to the United States of America by deed recorded in Book 46 of Deeds, page 5, records of Klamath County, Oregon.

Also subject to an easement over a strip of land 50 feet wide as conveyed to the United States of America by deed recorded in Book 28 of Deeds, page 506, records of Klamath County, Oregon.

Also subject to an easement over a strip of land 5 feet wide conveyed to Matteo Delfatti by deed recorded in Book 64 of Deeds, page 69, records of Klamath County, Oregon.

Also, subject to agreement between John P. Robustelli and Matteo Delfatti recorded in Book 146 of Deed, page 324, relating to drainage.

LESS: A tract of land situate in the East one-half of the Southeast quarter of the Southwest quarter of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northwest corner of the East one-half of the Southeast quarter of the Southwest quarter of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence south along the West line of the said E 1/2 SE 1/2 SW 1/2, 330.0 feet; thence East parallel with the North line of said E 1/2 SE 1/4 SW 1/4, 132.0 feet; thence North parallel with the West line of said E 1/2 SE 1/4 SW 1/4, 330.0 feet; thence West 132.0 feet, more or less to the point of beginning.

ALSO LESS: A tract of land situated in the NE 1/4 of SW 1/4 Section 29, Township 39 South, Range 9 East of the Willamette Meridian.

Beginning at the intersection of the East line of the SW 1/4 and the North line of Del Fattie County road; thence West along the North line of said road 660 feet to the true point of beginning; thence continuing along the said North road line 350 feet; thence North parallel to the East line of the SW 1/4 652 feet; thence East 350 feet; thence South 652 feet to the point of beginning.

SUBJECT TO: An easement 30 feet in width for ingress and egress to adjoining property, over the East 30 feet of the hereinabove described property.

Property I.D. No. R585511; Tax Map Lot: R-3909-02900-02300-00; Tax Lot No. 2300; Code Area 164; commonly known as: 672 Del Fatti Lane, Klamath Falls, OR 97603.

Property I.D. No. R585398; Tax Map Lot R-3909-02900-1500-000; Code Area 164; commonly known as: 707 Del Fatti Lane, Klamath Falls, Oregon 97603.

Parcel 3:

SW 1/4 NE 1/4 and NW 1/4 SE 1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian;

ALSO, a portion of the NW 1/4 SE 1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW 1/4 SE 1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW 1/4 SE 1/4 348.4 feet to a point which point is the true point of beginning; thence East at right angles to the West line of said NW 1/4 SE 1/4 125.0 feet to a point; thence South parallel to the West line of said NW 1/4 SE 1/4 150 feet more or less to an existing fence; thence West along said fence to the West line of said NW 1/4 SE 1/4; thence North to the point of beginning.

EXCEPTING THEREFROM the following described tract of land:

A portion of the NW 1/4 SE 1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the point of intersection of the West line of said NW 1/4 SE 1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW 1/4 SE 1/4 348.4 feet to a point; thence East at right angles to the West line of said NW 1/4 SE 1/4 125.0 feet to a point; thence South parallel to the West line of said NW 1/4 SE 1/4 348.4 feet to a point on the North line of said road; thence West along the North line of said road to the point of beginning.

Property I.D. No. R585307; Tax Map No. R-3909-02900-01300-000; Tax Lot No. 1300; Code Area 164; commonly known as: 707 Del Fatti Lane, Klamath Falls, OR 97603.