

Mark S. Hemstreet
11600 SW Shilo Lane
Portland, OR 97225

Grantor's Name and Address

JDCK, LLC
11600 SW Shilo Lane
Portland, OR 97225

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/11/01 11:02 a. m.
Vol M01, Pg 63123-24
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording, return to (Name, Address, Zip):
John P. Kneeland
11600 SW Shilo Lane
Portland, OR 97225

Until requested otherwise, send all tax statements to (Name,
Address, Zip):
JDCK, LLC
11600 SW Shilo Lane
Portland, OR 97225

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

Mark S. Hemstreet, Grantor,
conveys to JDCK, LLC, an Oregon limited liability company, Grantee,
the following real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof by reference.

The true consideration for this conveyance is \$--0--. (Here, comply with the requirements of ORS 93.030.)

DATED December 7th, 2001.

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.

Mark S. Hemstreet
Mark S. Hemstreet

STATE OF California, County of Riverside)ss

This instrument was acknowledged before me on December 7, 2001, by Mark S. Hemstreet.

Brenda L. Patten
Notary Public for the State of California
My commission expires Mar. 28, 2004

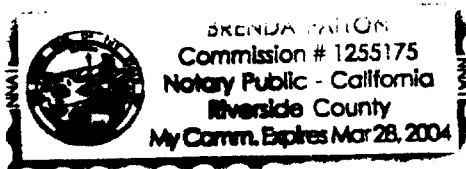


EXHIBIT A
(Klamath Falls, Oregon)

Lots 1, 2, and 3, Block 1; all of Block 2; Lots 3, 4, 5, and 6, Block 3; all of Block 4; Lots 9 and 10, Block 8; all of Block 9; Lots 1, 2, 3, 4, and 5, Block 10; Lots 1, 2, 3, 4, and 5, Block 11; all of Block 12; Lots 8, 9, and 10, Block 18; all of Block 19; Lots 1, 2, 3, 4, and 5, Block 20; Lots 1, 2, 3, 4, and 5, Block 21; and Lots 9 and 10, Block 22; and the vacated portions of 1st Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, A Street, B Street, C Street, D Street, and E Street, EXCEPT the portions lying within the right-of-way for US Highway 97, all in OPPORTUNITY SUBDIVISION 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, Klamath County, State of Oregon.