

BARGAIN AND SALE DEED	
Wilmer E. Hammerich and Barbara J. Hammerich 18419 W. Langell Valley Road Bonanza, OR 97623	Grantors
V.H. Ranch Properties, L.P. 18419 W. Langell Valley Road Bonanza, OR 97623	Grantee
After recording return to: Hanna Strader, P.C. 1300 S.W. Sixth Avenue, Ste. 300 Portland, OR 97201	
Until a change is requested, all tax statements shall be sent to the following address: V.H. Ranch Properties, L.P. 18419 W. Langell Valley Road Bonanza, OR 97623	

State of Oregon, County of Klamath
Recorded 12/18/01 9:10 a. m.
Vol M01, Pg 64505-06
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WILMER E. HAMMERICH and BARBARA J. HAMMERICH, Grantors, convey to V.H. RANCH PROPERTIES, L.P., Grantee, an undivided 99% interest in the following real property, situated in Klamath County, Oregon, to-wit:

The true consideration for this conveyance is: NONE. However, 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.



Wilmer E. Hammerich

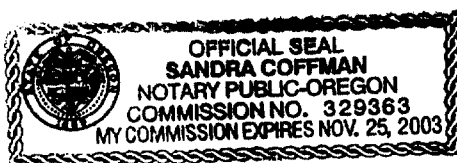


Barbara J. Hammerich

State of Oregon)
County of Klamath) ss.

Personally appeared the above named WILMER E. HAMMERICH and BARBARA J. HAMMERICH and acknowledged the foregoing to be their voluntary act and deed.

Before me this 30 day of November, 2001.



Sandra N. Hoffman
Notary Public in and for Oregon
My Commission Expires: Nov 25, 2003

EXHIBIT "A"

S½ of Section 25; N½ of Section 36; S½SE¼ of Section 26; N½NE¼ of Section 35; and a tract in the Northwest corner of the NW¼ SW¼ of Section 36, more particularly described as follows:

Commencing at the Northwest corner of the SW¼ of Section 36; thence South 163 feet; thence East 534.48 feet; thence North 163 feet; thence West along the existing fence 534.48 feet to the point of beginning, all in Township 40 South, Range 13 East of the Willamette Meridian; EXCEPT that portion conveyed to United States of America by deed recorded March 29, 1952, in Volume 253 at page 670, Deed Records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Easements and rights of way of record and apparent on the land; Reservations and restrictions contained in deed recorded May 11, 1950, in Deed Volume 238 on page 597, Records of Klamath County, Oregon; Mortgage to The Prudential Insurance Company of America, recorded Nov. 14, 1966, in Microfilm Records as M-66 on page 11736, records of Klamath County, Oregon, which Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it; Mortgage to Ethel K. Manning, recorded November 14, 1966 in Microfilm records M-66 on page 11740, Records of Klamath County, Oregon, which Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

This above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.