

'03 MAY 19 AM 9:25

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State of Oregon, County of Klamath
Recorded 05/19/2003 9:25a m.
Vol M03 Pg 33461-162
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording, return to Robert G. Hunter, 27 N. Ivy, Medford, OR 97501.

Until a change is requested, all tax statements are to be sent to the following address: TDJ&B LLC, 63030 Cole Road, Bend, Oregon 97701.

BARGAIN AND SALE DEED

WaterWatch of Oregon, Inc., Grantor conveys to T.D.J. & B. LLC, Grantee, a one percent (1%) interest in the real property described in Exhibit A so that Grantee will then own a one-hundred percent (100%) interest in the real property described in Exhibit A. The true and actual consideration for this conveyance is \$130.

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.

DATED this 23rd day of April 2003.

GRANTOR:

WATERWATCH OF OREGON, INC

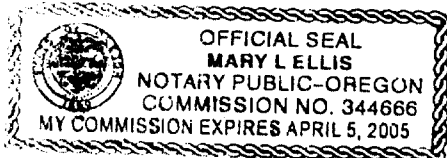
BY: Nancy F. Duhnkrack, President
Nancy Duhnkrack, President

STATE OF OREGON)
County of Multnomah) ss.

April 28, 2003

Personally appeared the above named Nancy Duhnkrack and acknowledged the foregoing document to be her voluntary act and deed and who, being duly sworn did say that she is president of WaterWatch of Oregon, Inc. and has been duly authorized by its board of directors to execute this instrument on behalf of said corporation.

Before me:



Mary L. Ellis
Notary Public for Oregon
My Commission Expires: 4-5-05

-1- WARRANTY DEED

EXHIBIT "A"

A parcel of land located in the Southwest one-quarter of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap marking the Southwest corner of Section 34 and running North $00^{\circ}28'30''$ West 168.83 feet; thence North $89^{\circ}31'30''$ East 55.00 feet to a point on the Easterly right-of-way line of Washburn Way and the Point of Beginning; thence leaving said right of way, running 38.10 feet along a 35.00 foot radius curve right, the long chord of which bears North $58^{\circ}20'54''$ East 36.24 feet; thence North $89^{\circ}31'53''$ East 172.03 feet; thence South $00^{\circ}28'07''$ East 159.15 feet to the Northerly right-of-way line of Shasta way; thence along said right of way South $89^{\circ}52'25''$ West 192.87 feet; thence North $48^{\circ}08'20''$ West 13.74 feet to the Easterly right-of-way line of Washburn Way; thence along said right-of-way North $00^{\circ}28'30''$ West 129.98 feet to the point of beginning.