

05 JAN 24 PM 11:47

Vol M05 Page 05062

State of Oregon, County of Klamath
Recorded 01/24/05 11:47a m
Vol M05 Pg 05062-63
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1st 499686

WARRANTY DEED -- STATUTORY FORM

B & S LOGGING, INC., an Oregon Corporation, Grantor,
conveys and warrants to

VSN PROPERTIES, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 132298 133028 870472

Map/Tax Lot No(s): 2309-24A-4800 2309-24B-7100 M-194279

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$159,000.00 .

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.

Dated this 13 day of January, 2005.

B & S LOGGING, INC.

BY:

Michael Brown
WILLIS STAFFORD, Michael Brown
VICE PRESIDENT - Michael Brown

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 13, 2005 by MICHAEL BROWN,
STAFFORD/AS SECRETARY FOR B & S LOGGING, INC..
PRESIDENT

(Notary Public for Oregon)

My commission expires 10-15-08



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

VSN PROPERTIES, LLC
855 SW YATES, STE. 102
BEND, OR 97702

TITLE NO. 7029499686
ESCROW NO. 14-0106504

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

The E1/2 SE1/4 NW1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, and all that portion of the SW1/4 NE1/4 of Section 24 lying West of the Westerly right of way line of The Dalles-California Highway No. 97 as the same is not located.

EXCEPT that portion thereof included in the decription in Deed from Harry E. Ayres and Susie M. Ayres to Margaret E. Clifford and Nancy Ellen Clifford, dated April 21, 1950, recorded November 25, 1950 in Volume 243 page 479, Deed records of Klamath County, Oregon.

ALSO EXCEPT that portion thereof described in Deed from Harry E. Ayres and Susie M. Ayres to Herman Lee Roland and Geneva Helen Roland, dated July 1, 1957, recorded July 9, 1957 in Volume 293 page 2, Deed records of Klamath County, Oregon.

TOGETHER WITH an easement for roadway 25 feet wide along the Northerly side of property described in Deed from Susie M. Ayres, et vir to Herman Lee Roland, et ux, recorded July 9, 1957 in Volume 293 page 2, Deed records of Klamath County, Oregon.

Tax Parcel Number: 132298 and 133028