

State of Oregon, County of Klamath
 Recorded 03/16/2005 3:17 p m
 Vol M05 Pg 17298-99
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
 WESTERN TITLE & ESCROW COMPANY
 1345 NW WALL STREET, STE 200
 BEND, OR 97701

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

1st 515377

WARRANTY DEED -- STATUTORY FORM

CRESCENT PARTNERS, LLC, AN OREGON LIMITED LIABILITY COMPANY AN UNDIVIDED 66.67%
 INTEREST AND AUXIER FAMILY FARM, LLC, AN OREGON LIMITED LIABILITY COMPANY, AN
 UNDIVIDED 33.33% INTEREST, Grantor, conveys and warrants to VEN PROPERTIES,
 LLC, an Oregon Limited Liability Company, Grantee, the following described real
 property, free of encumbrances except as specifically set forth herein, to wit:

Tax Account No(s): 133046 127160
 Map/Tax Lot No(s): 2309-24B-7000 2309-2600

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 \$ 400,000.00.

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 11th day of March, 2005.

CRESCENT PARTNERS, LLC

BY: Terry L. Borst
 TERRY L. BORST, TRUSTEE,
 TERRY L. BORST TRUST, MGN. MBR.

AUXIER FAMILY FARM, LLC

BY: J. Jeffrey Auxier
 J. JEFFREY AUXIER, MANAGER

STATE OF OREGON, COUNTY OF Multnomah ss.

This instrument was acknowledged before me on March 11, 2005 by TERRY L.
 BORST, TRUSTEE TERRY L. BORST TRUST, MANAGING MEMBER CRESCENT
 PARTNERS, LLC.

Cindy J. Barstad
 (Notary Public for Oregon)
 My commission expires 7-16-2008

STATE OF OREGON, COUNTY OF Mult. ss.

This instrument was acknowledged before me on March 11, 2005 by J. Jeffrey
 AUXIER, MANAGER, AUXIER FAMILY FARM, LLC

Rita A. F. Miller
 (Notary Public for Oregon)
 My commission expires 1/16/06

TITLE NO. 10-0015505
 ESCROW NO. 10-0015505

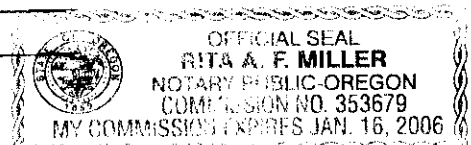
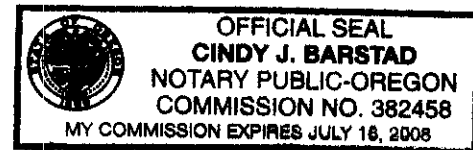


Exhibit "A"

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

The W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian.

The E $\frac{1}{2}$ SW $\frac{1}{4}$, in Section 24, Township 23 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING therefrom the following described parcels:

All that portion within the boundaries of The Dalles-California Highway.

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive as shown on the duly recorded subdivision "Jack Pine Village"; thence North $59^{\circ}12'$ West 300.00 feet to the Northwesterly right of way line of said highway; thence North $30^{\circ}48'$ East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North $59^{\circ}12'$ West 170.00 feet; thence South $30^{\circ}48'$ West 200.00 feet; thence North $59^{\circ}12'$ West 271.88 feet to the approximate centerline of an Irrigation canal; thence North $34^{\circ}12'$ East along said centerline 593.04 feet; thence South $59^{\circ}12'$ East 406.71 feet to the said Northwesterly right of way line; thence South $30^{\circ}48'$ West along said Northwesterly right of way line 392.00 feet to the true point of beginning.

Beginning at the $\frac{1}{4}$ corner on the South line of Section 24, Township 23 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon; thence North $89^{\circ}26'06''$ West along the South line of said Section 303.37 feet to a point on the Easterly line of Highway 97; thence North $30^{\circ}47'58''$ East along the Easterly line of said Highway 596.11 feet to a point on the East line of the SW $\frac{1}{4}$ of said Section 24; thence South $00^{\circ}12'18''$ West along the East line of said SW $\frac{1}{4}$ of Section 24, 514.99 feet to the point of beginning

Tax Parcel Number: 133046 and 127160