

Returned @ County

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS:
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State of Oregon, County of Klamath
 Recorded 05/10/2005 3:54 p m
 Vol M05 Pg 34019
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

-BARGAIN AND SALE DEED-

Todd L. Webber, Successor Trustee of the Webber Family Trust UTD 7-27-91, Grantors, convey to Webber Family Properties LLC, a California limited liability company, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at an iron pipe at the most Westerly corner of Tract No. 1 of Homedale; thence South 89°48' East 182.84 feet to an iron pipe; thence, South 66°42' East 293.15 feet along O.C. & E. Railroad's Southerly right of way line; thence South 22°00' West 272 feet to Second Avenue; thence, North 43°30' West 509.0 feet to place of beginning, being part of said Tract No. 1 of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the following: Beginning at an iron pin at the most Westerly corner of Tract No. 1, Homedale; thence Southeasterly along the northerly boundary line of 2nd Avenue of Homedale a distance of 160 feet to a point on said boundary line; thence Northerly to an iron pipe distant 182.84 feet S. 89°48' E. from the most Westerly corner of said Tract; thence Westerly along the Northerly boundary line of said Tract, 182.84 feet to the point of beginning, being a triangular piece of land out of the Westerly portion of said Tract No. 1.

The true and actual consideration for this transfer is a trust distribution.

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.

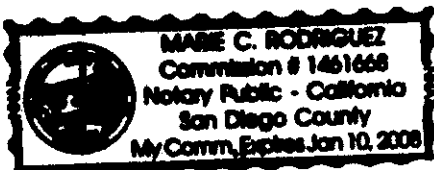
DATED this 25th day of April 2005.

Todd L. Webber, Trustee
 Todd L. Webber, successor Trustee
 of the Webber Family Trust
 UTD 7-27-91

STATE OF CALIFORNIA)
) ss.
 County of San Diego)

Personally appeared before me this 25 day of April 2005, the above-named Todd L. Webber, successor Trustee of the Webber Family Trust UTD 7-27-91 and acknowledged the foregoing instrument to be his voluntary act.

Mari C. Rodriguez
 Notary Public for California
 My Commission expires: 1/10/2008



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