

MTZ-69661 KP

THIS SPACE RESERVED FOR RECORDER'S USE

AUDIE SOYLAND

288 Alvenide Del Sol

Palm Desert, CA 92260

Grantor's Name and Address

JANKI ENTERPRISE, LLC, an Oregon limited liability company

P O Box 41160

San Jose 95160

Grantee's Name and Address

After recording return to:

JANKI ENTERPRISE, LLC, an Oregon limited liability company

P O Box 41160

San Jose 95160

Until a change is requested all tax statements shall be sent to

The following address:

JANKI ENTERPRISE, LLC, an Oregon limited liability company

P O Box 41160

San Jose 95160

Escrow No. MT69661-KR

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State of Oregon, County of Klamath

Recorded 06/03/2005 3:28 P m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That AUDIE SOYLAND, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JANKI ENTERPRISES, LLC, an Oregon limited liability company, as to an undivided 50% interest and CHARLES JUSTUS and SHIRLEY JUSTUS, as tenants by the entirety, as to an undivided 50% interest, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway

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

appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$167,430.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

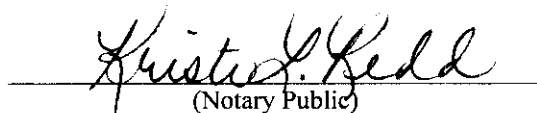
In Witness Whereof, the grantor has executed this instrument this 3rd day of June, 2005; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


AUDIE SOYLAND

State of Oregon

County of Klamath

This instrument was acknowledged before me on June 3, 2005 by AUDIE SOYLAND.


(Notary Public)

My commission expires 11/16/2007



2007/11/16

EXHIBIT "A"
LEGAL DESCRIPTION

1:

Parcel 2 of Minor Land Partition No. 5-83, more particularly described as follows:

A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 7; thence North 89° 49' 00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The Old Dallas-California Highway); thence South 06° 02' 00" West, along said Westerly right of way line, 1320.3 feet to the point of beginning of this description; thence North 89° 49' 00" West 486.54 feet; thence North 06° 02' 00" East 90.00 feet to a PK nail in concrete; thence North 89° 49' 00" West 128.22 feet to a point on the boundary common to Parcels 1 and said Parcel 2 of said Land Partition No. 5-83; thence along said common boundary South 00° 11' 00" West 249.20 feet, South 45° 11' 00" West 28.28 feet, and North 89° 49' 00" West 197.56 feet to a point on the Easterly right of way line of State Highway No. 97; thence South 11° 36' 11" East, along said Easterly right of way line, 59.66 feet; thence North 85° 40' 00" East 303.42 feet; thence South 06° 02' 00" West 25.00 feet to a 1/2" iron pipe; thence South 89° 49' 00" East 486.54 feet to a point on the Westerly right of way line of said Wocus Road (no monument); thence North 06° 02' 00" East 240.30 feet to the true point of beginning of this description, and with all bearings and distances from the final map of said Minor Land Partition No. 5-83.

Tax Account No: 3809-007C0-05600-000

Key No: 430037

Parcel 2:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly the Dalles-California Highway) which lies North 89°49'00" West 489.5 feet and South 06°02'00" West 1560.6 feet from the iron pin which marks the center 1/4 corner of Section 7 of said Township and Range; thence North 89°49'00" West 242.00 feet to the True Point of Beginning of this description; thence North 89°49'00" West 244.54 feet; thence North 06°02'00" East 25.00 feet; thence South 85°40'00" West, 55.09 feet; thence South 00°11'00" West 199.60 feet; thence South 89°49'00" East 278.56 feet; thence North 06°02'00" East 180.00 feet to the True Point of Beginning.

Tax Account No.: 3809-00700-03401-000

Key No.: 830097