

MT69522 KR

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

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State of Oregon, County of Klamath

Recorded 06/03/2005 3:28 P m

Vol M05 Pg 41496-97

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT69522-KR

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 ENTERPRISE, LLC, an Oregon limited liability company, as to an undivided 50% interest and Charles Justus & 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 appertaining,

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

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.

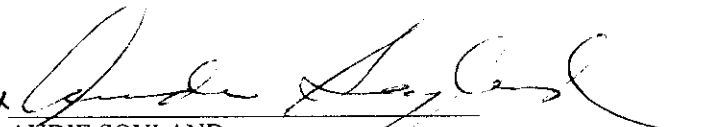
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$129,492.00 and in fulfillment of Memorandum of Commercial Lease and Option Agreement recorded on June 1, 1995 in Volume M95, page 14509, Microfilm Records of Klamath County, Oregon.**

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.

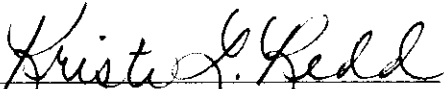
In Witness Whereof, the grantor has executed this instrument this 3rd day of June, 2005; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

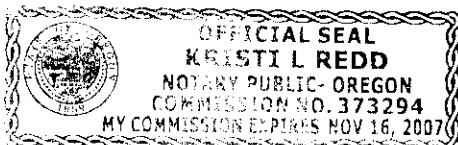
x 
AUDIE SOYLAND

State of Oregon

County of KLAMATH

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


(Notary Public for Oregon)



My commission expires 11/16/2007

26 AM

LEGAL DESCRIPTION

Parcel 1 of Minor Land Partition No. 5-83 as filed in the office of the Klamath County Clerk, 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 Dalles California Highway); thence South 06° 02' 00" West, along said road, 1230.3 feet to a 1/2" iron rebar; thence North 89° 49' 00" West 614.76 feet, to a 5/8 iron rebar with a plastic cap marked "LS 993", and being the true point of beginning of this description; thence continuing North 89° 49' 00" West 273.73 feet to a 1/2" rebar on the Easterly right of way line of Highway No. 97; thence, along said right of way line, South 11° 36' 11" East 275.00 feet to 5/8" iron rebar with plastic cap marked "LS 993"; thence South 89° 49' 00" East 197.56 feet to a said "LS 993" rebar; thence North 45° 11' 00" East 28.28 feet to a said "LS 993" rebar; thence North 00° 11' 00" East 249.20 feet to the point of beginning, and with bearings based on Minor Land Partition No. 5-83.

Tax Account No: 3809-007C0-005600-000

Key No: 430037