

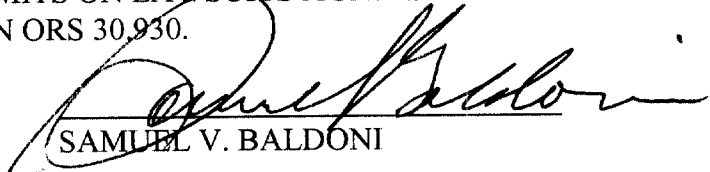
BARGAIN AND SALE DEED

SAMUEL V. BALDONI hereby conveys to PUSHKIN PROPERTIES, LLC, an Oregon limited liability company, all that real property situated in Klamath County, State of Oregon, and described as:

See attached Exhibit "A."

This conveyance is made in connection with the formation of Grantee by the members thereof and there is no money consideration for same.

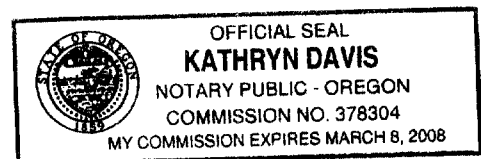
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


SAMUEL V. BALDONI


Mail Tax Statements to:

1581 Sterling Creek Road
Jacksonville, OR 97530

STATE OF Oregon)
COUNTY OF Jackson) §



Personally appeared the above-named Samuel V. Baldoni and acknowledged the foregoing instrument to be a voluntary act. Before me:


Notary Public for Oregon
My Commission Expires: 3-8-08


LAW OFFICES OF
DAVIS, GILSTRAP, HEARN, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

Deed -1-

EXHIBIT A

Lot 2 in Block 1 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of Push-kin Street which inured thereto. ALSO TOGETHER with an easement for ingress and egress more particularly described in Deed Volume M86, page 2444, recorded February 10, 1986.