

BARGAIN AND SALE DEED

Recording requested by and when recorded
return to:

WHISPERING MEADOWS, LLC
Attn: Turi Boire
1567 SW Chandler, Suite 101
Bend, OR 97702

Unless a change is requested,
all tax statements shall be sent to:

WHISPERING MEADOWS, LLC
Attn: Turi Boire
1567 SW Chandler, Suite 101
Bend, OR 97702

The true consideration for this transfer is \$0, and other good and valuable consideration not stated herein.

VSN PROPERTIES, L.L.C., an Oregon limited liability company, Grantor, conveys to WHISPERING MEADOWS, LLC, an Oregon limited liability company, Grantee, all of Grantor's right, title, and interest in and to the following described real property:

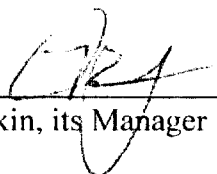
See EXHIBIT "A" attached hereto and incorporated herein by this reference.

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 4th day of November, 2005.

VSN PROPERTIES, L.L.C., an Oregon limited
liability company

By:


Tim Larkin, its Manager


STATE OF OREGON)

)ss.

COUNTY OF DESCHUTES)

This instrument was acknowledged before me on this 4th day of November, 2005 by Tim Larkin as Manger of VSN PROPERTIES, L.L.C., an Oregon limited liability company.




Notary Public - State of Oregon

My Commission Expires: 10/16/09

EXHIBIT "A"

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

The W 1/2 SE 1/4 NW 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian.

The E 1/2 SW 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°12' West 300.00 feet to the Northwestern right of way line of said highway; thence North 30°48' East along said Northwestern right of way line, 429.85 feet to the true point of beginning for this description; thence North 59°12' West 170.00 feet; thence South 30°48' West 200.00 feet; thence North 59°12' West 271.88 feet to the approximate centerline of an Irrigation canal; thence North 34°12' East along said centerline 593.04 feet; thence South 59°12' East 406.71 feet to the said Northwestern right of way line; thence South 30°48' West along said Northwestern right of way line 392.00 feet to the true point of beginning.

Beginning at the 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°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°47'SB" East along the Easterly line of said Highway 596.11 feet to a point on the East line of the SW 1/4 of said Section 24; thence South 00°12'18" West along the East line of said SW 1/4 of Section 24, 514.99 feet to the point of beginning

Tax Parcel Number: 133046 and 127160

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

The E1/2 SE1/4 NW1/4 of Section 24, Township 23 South, Range 9 East at the Willamette Meridian, and all that portion of the SW1/4 NE1/4 of Section 24 lying West of the Westerly right at way line at The Dalles-California Highway No. 97 as the same is not located.

EXCEPT that portion thereof included in the description in Deed from Harry E. Ayres and Susie M. Ayres to Margaret F. Clifford and Nancy Ellen Clifford, dated April 21, 1950, recorded November 25, 1950 in Volume 243 page 479, Deed records of Klamath County, Oregon.

ALSO EXCEPT that portion thereof described in Deed from Harry E. Ayres and Susie M. Ayres to Herman Lee Roland and Geneva Helen Roland, dated July 1, 1957, recorded July 9, 1957 In Volume 293 page 2, Deed records of Klamath County, Oregon.

TOGETHER WITH an easement for roadway 25 feet wide along the Northerly side of property described in Deed from Susie M. Ayres, et vir to Herman Lee Roland, et ux, recorded July 9, 1957 in Volume 293 page 2, Deed records of Klamath County, Oregon.

Tax Parcel Number 132298 and 133028