

BARGAIN AND SALE DEED

Recording requested by and when recorded  
return to:

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

Summit Accommodators  
1567 SW Chandler, Suite 101  
Bend, Oregon 97702

Michael A. Hoffmann  
107 West 6<sup>th</sup> Street  
Moscow, Idaho 83843

The true consideration for this transfer is \$0, and other good and valuable consideration  
no stated herein.

H & M Property Development LLC, Grantor, conveys to Michael A. Hoffmann and Scott  
Morgan, each as to an undivided 50% interest, tenant in common, Grantee, all of Grantor's right,  
title, and interest in and to the following described real property:

See Exhibit "A" attached.

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.

Date: 12/16/05

Michael A. Hoffmann

Michael A. Hoffmann, Member

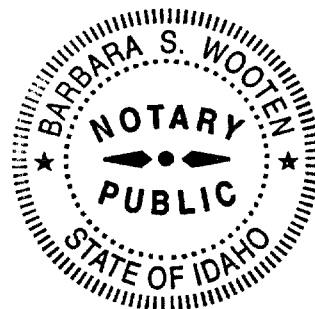
Date: 12-19-05

Scott Morgan  
Scott Morgan, Member

STATE OF IDAHO )  
COUNTY OF Latah ) ss.

The foregoing instrument was acknowledged before me this 16 day of December,  
2005, by Michael A. Hoffmann.

Barbara S. Wooten  
Notary Public for Idaho  
My Commission Expires: 9/24/10



STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.

The foregoing instrument was acknowledged before me this 19 day of December,  
2005, by Scott Morgan

Susan Perez  
Notary Public for Oregon  
My Commission Expires: 4-14-09



AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**46437****PARCEL 1:**

Beginning at a point from which the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears East 490 feet distant; thence, South 557 and 114/469ths feet; thence West 469 feet; thence North 557 and 114/469ths feet; thence East 469 feet to the point of beginning.

**PARCEL 2:**

The South half of the South half of the Southwest quarter of the Northeast quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, less the Easterly 490 feet thereof.

**PARCEL 3:**

A tract of land situated in the SW1/4NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the SW1/4NE1/4 of said Section 1, said point being Westerly a distance of 490 feet from the Southeast corner of the SW1/4NE1/4 of said Section 1; thence Northerly along a line 490 feet from and parallel to the East line of said SW1/4NE1/4 to a point on the North line of the S1/2S1/2SW1/4NE1/4 of said Section 1; thence Southeasterly on a straight line to the point of intersection of the Northeasterly right of way line of the Enterprise Irrigation District Canal and the South line of the SW1/4NE1/4 of Section 1; thence Westerly to the point of beginning.

Together with an easement and right of way 15 feet wide along the entire Westerly side of the parcel or parcels of land 469 feet in width adjoining said premises on the Southerly side and extending to the North line of the Dallas-California Highway.

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