

**M06-06787**

Klamath County, Oregon

04/07/2006 12:21:07 PM

Pages 2 Fee: \$26.00

AFTER RECORDING RETURN TO:

West States Venture Group, LLC  
905 Main Street, Suite 206  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

West States Venture Group, LLC  
905 Main Street, Suite 206  
Klamath Falls, OR 97601

1st 761108

**BARGAIN AND SALE DEED**

BETTY L. COOK, Grantor, conveys to WEST STATES VENTURE GROUP, LLC, Grantee, the following described real property located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT A

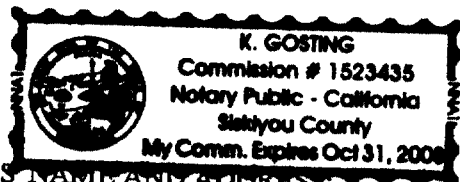
The true consideration for this conveyance is. \$90,000

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Betty L. Cook by Linda Laustalot, PRA  
BETTY L. COOK  
By: LINDA LAUSTALOT, Her Attorney-in-Fact

STATE OF CALIFORNIA )  
County of Siskiyou ) ss.

The foregoing instrument was acknowledged before me this 15 day of February, 2006, by LINDA LAUSTALOT as Attorney-in-Fact for BETTY L. COOK.



GRANTORS NAME AND ADDRESS:

Betty L. Cook  
1107 Terrace Drive  
Yreka CA 96097

K. Gosting  
Notary Public for California  
My Commission Expires: Oct 31, 2008

GRANTEE'S NAME AND ADDRESS:

West States Venture Group  
905 Main Street, Suite 206  
Klamath Falls, OR 97601

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**Exhibit "A"**

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

A tract of land situate in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the North 1/4 corner of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, according to the plat on file in the Klamath County surveyor's office in file #231; thence East along the Section line 1051.69 feet to the West right of way of State Highway #66; thence South 27°37' West 320.88 feet to the true point of beginning of this description; thence South 67°25'-1/2' West 335.90 feet; thence South 24°12' West 260.00 feet; thence South 62°23' East 119.45 feet; thence South 27°37' West 214.2 feet; thence South 52°07'-1/2' East 69.00 feet to the Westerly right of way of State Highway #66; thence Northeasterly around a 10.5524 degree curve to the left 114.92 feet; thence North 27°37' East 629.80 feet to the true point of beginning of this description. Said parcel contains 2.25 acres more or less and is subject to any easements and/or rights of way of record or apparent upon the premises.

Saving and Excepting that portion deeded to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded April 12, 2004 in M-04 on page 20952, records of Klamath County, Oregon.

**SUBJECT TO:**

The rights of the public in and to that portion of the premises herein described within the limits of streets, roads and highways.

**Easement, including terms and provisions contained therein:**

Recording Information: October 28, 1966 in volume M66 Page 11393, records of Klamath County, Oregon  
In Favor of: Pacific Power & Light Company  
For: electric transmission and distribution line and all necessary or desirable appurtenances

**Easement, including terms and provision contained therein:**

Recording Information: April 12, 2004 in Volume M04 page 20952, records of Klamath County, Oregon  
In Favor of: State of Oregon by and through its Department of Transportation  
For: temporary easement for work area for construction purposes

Any access restriction imposed by the State of Oregon, by and through its Department of Transportation. Note: Interested parties should consult the State regarding these special access restrictions

Reservations and restrictions as disclosed in Contract of Sale recorded April 28, 2005 in M-05 on page 30259, records of Klamath County, Oregon

Tax Parcel Number: R496001