MTC13946-8151

BARGAIN AND SALE DEED

Recording requested by and when recorded return to:
Tax Statement Same:
Inland Capital Corporation
1567 SW Chandler Ave., Ste. 102
Bend, OR 97702
31-0011097DK

2006-020485
Klamath County, Oregon

00006054200600204850010015

10/11/2006 03:37:59 PM

Fee: $21.00

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

Red Mtn. Development Co., Inc., an Oregon corporation, Grantor, conveys to Inland Capital Corporation, an Oregon corporation, Grantee, all of Grantor's right, title, and interest in and to the following described real property:

Lots 26, 30, 34, 42 and 43 of TRACT 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

AMERITITLE ,has recorded this instrument by request as an accomodation 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.

DATED this 6th day of September, 2006.

RED MTN. DEVELOPMENT CO., INC.

Tim Larkin, President

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 6 day of Sept., 2006 by Tim Larkin as President of Red Mtn. Development Co., Inc.

OFFICIAL SEAL
DANIELLE KINYON
NOTARY PUBLIC-OREGON
COMMISSION NO. 399585
MY COMMISSION EXPIRES JAN. 20, 2010

Notary Public for Oregon
My Commission Expires: 1-20-10

21.00