



After recording return to:
K Falls One, LLC
Attn: Greg Geertsen
1656 N California Blvd
Walnut Creek, CA 94598

Until a change is requested all tax statements
shall be sent to the following address:

K Falls One, LLC
Attn: Greg Geertsen
1656 N California Blvd
Walnut Creek, CA 94598

File No.: NCS-258753-OR1 (mk)
Date: November 29, 2006

2006-024378
Klamath County, Oregon



12/08/2006 02:55:28 PM

Fee: \$46.00

THIS SPA

STATUTORY BARGAIN AND SALE DEED

Four Point Investors, LLC, an Oregon limited liability company, Grantor, conveys to **K Falls One, LLC, an Oregon limited liability company**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

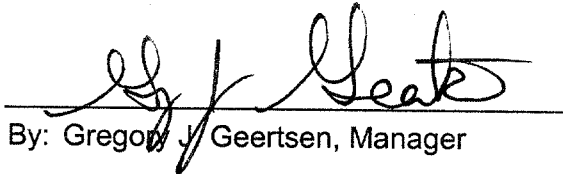
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 AND 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.

Dated this 5 day of December, 2006.

460-F

Four Point Investors, LLC, an Oregon Limited
Liability Company

By: Western Development Partners, LLC, a
California limited liability company, Its
manager


By: Gregory J. Geertsen, Manager

By: Coldstream III, LLC, an Oregon limited
liability company, Its manager

By: B. Scott Fuller, Manager

By: Michael Horwitz, Manager

APN: **685574**

Bargain and Sale Deed
- continued


File No.: **NCS-258753-OR1 (mk)**
Date: **11/29/2006**

Four Point Investors, LLC, an Oregon Limited
Liability Company


By: Western Development Partners, LLC, a
California limited liability company, Its
manager

By: Gregory J. Geertsen, Manager

By: Coldstream III, LLC, an Oregon limited
liability company, Its manager



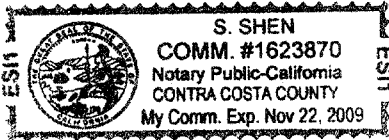
By: B. Scott Fuller, Manager



By: Michael Horwitz, Manager

STATE OF California)
)ss.
County of Contra Costa)

This instrument was acknowledged before me on this 1st day of December, 2006
by Gregory J. Geertsens as Manager of Western Development Partners, LLC a California limited liability
company as Manager of Four Point Investors LLC, an Oregon limited liability company, on behalf of the
limited liability company.



[Signature]
Notary Public for California
My commission expires: 11/22/09

STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by B. Scott Fuller as Manager of Coldstream III, LLC, an Oregon limited liability company as Manager of
Four Point Investors LLC, an Oregon limited liability company, on behalf of the limited liability company.

Notary Public for
My commission expires:

STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Michael Horwitz as Manager of Coldstream III, LLC, an Oregon limited liability company as Manager of
Four Point Investors LLC, an Oregon limited liability company, on behalf of the limited liability company.

Notary Public for
My commission expires:

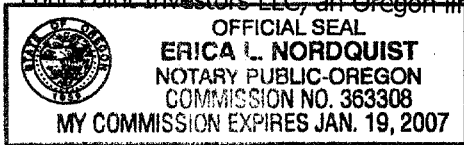
STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Gregory J. Geertsen as Manager of Western Development Partners, LLC a California limited liability
company as Manager of Four Point Investors LLC, an Oregon limited liability company, on behalf of the
limited liability company.

Notary Public for
My commission expires:

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 5th day of December, 2006
by B. Scott Fuller as Manager of Coldstream III, LLC, an Oregon limited liability company as Manager of
~~Four Point Investors LLC, an Oregon limited liability company~~, on behalf of the limited liability company.

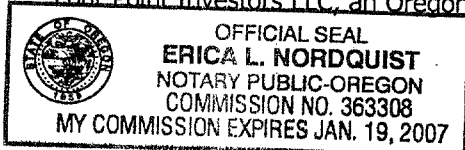


Erica L. Nordquist

Notary Public for Oregon
My commission expires: 11/19/07

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 7th day of December, 2006
by Michael Horwitz as Manager of Coldstream III, LLC, an Oregon limited liability company as Manager of
~~Four Point Investors LLC, an Oregon limited liability company~~, on behalf of the limited liability company.



Erica L. Nordquist

Notary Public for Oregon
My commission expires: 11/19/07

EXHIBIT A**LEGAL DESCRIPTION:**

A part of Tract 36 of Enterprise Tracts, more particularly described as follows: Beginning at a point marking the intersection of the Southeasterly line of Avalon Street with the Northeasterly line of Pershing Way, which point bears South 0°00 1/2' East a distance of 542.44 feet and South 55°50 1/2' East a distance of 961.79 feet from the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 30°38 1/2' East, along the Southeasterly line of Avalon Street, a distance of 50.0 feet to a point; thence South 59°21 1/2' East at right angles to Avalon Street, a distance of 150.0 feet to a point; thence South 30°38 1/2' West, parallel with Avalon Street, a distance of 59.3 feet, more or less, to the Northeasterly line of Pershing Way; thence North 55°50 1/2' West, along the Northeasterly line of Pershing Way, a distance of 150.28 feet, more or less, to the point of beginning.