

MTCT8173
After recording return to:

Highmark Investment Group, LLC
P.O. Box 1625
Bend, OR 97709

2007-001397
Klamath County, Oregon



01/26/2007 11:34:32 AM

Fee: \$31.00

Tax Statements:
as above

BARGAIN AND SALE DEED

Mark Keith, Grantor, grants, bargains, sells and conveys to Highmark Investment Group, LLC, an Oregon limited liability company, Grantee, any and all interest in the property described as follows:

See attached Exhibit A for Legal Description
Key No. 696296 2406-001AA-00400-000

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 AND TO DETERMINE ANY LIMITS 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)).

The true consideration for this conveyance is: other.

MARK KEITH

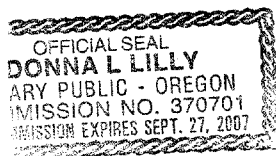


STATE OF OREGON)
) ss.
County of Deschutes)



Personally appeared the above-named Mark Keith and acknowledged the foregoing instrument to be her voluntary act and deed this 23rd day of January, 2007.

Donna L. Lilly
NOTARY PUBLIC FOR OREGON



04228

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying on the Southeast side of Crescent Lake Road and Southwest of Oregon State Highway 58, situate in the E1/2 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a 5 x 30" steel rod along the EE/64 Line of Section 1, from which the CENE/64 corner of Section 1 bears South 00°03' 16" West 315.22 feet; thence along said EE/64 Section Line, North 00° 03' 16" East 378.86 feet to a point, being a 5 x 30" steel rod along the Southeasterly right of way line of the Crescent Lake Road and 30 feet from the centerline thereof; thence along said Southeasterly right of way line, North 74° 00' 56" East 290.43 feet to a point, being a 5 x 30" steel rod; thence along a line parallel to State Highway 58 and 180 feet from the centerline thereof, South 16° 19' 55" East 364.00 feet to a point, being a 5 x 30" aluminum capped steel rod; thence along a line parallel to said Crescent Lake Road, South 74° 00' 56" West 397.36 feet to the point of beginning

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