

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



WEST STATES VENTURE GROUP LLC
 905 MAIN ST STE 200
 Klamath Falls, OR 97601
 Grantor's Name and Address
 PEARL P. & CAROL L. THOMAS
 34143 PINE COVE PLACE
 CHiloquin, Oregon 97624
 Grantee's Name and Address

2007-007832

Klamath County, Oregon



00021341200700078320010016

After recording, return to (Name, Address, Zip):

Sam Nelson Member
 854 Gaidendale Ave.
 Medford, OR 97524

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Pearl P. & Carol L. Thomas
 34143 PINE COVE PLACE
 Chiloquin, OR 97624

SPACE RESE

05/01/2007 01:59:01 PM

Fee: \$21.00

RE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WEST STATES VENTURE GROUP LLC
A NEVADA CORPORATION doing business in Oregon
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PEARL P. & CAROL L. THOMAS
34143 PINE COVE PLACE Chiloquin, OR 97624
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

TWP 30 Range 9, Block Sec. 17, TRACT NE 4 SW 4,
 40 ACRES + TWP 30 Range 9, Block Sec 20, tract
 E 2 SE 4 - 531.23 ACRES -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on MAY 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

[Signature]
[Signature]

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on MAY 01 2007by Samuel H. Nelson, AdministratorThis instrument was acknowledged before me on MAY 01 2007by Samuel Nelson, Managing Member

as

of



OFFICIAL SEAL
 CHERYLEA K. SANDBERG
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 379916
 MY COMMISSION EXPIRES JUN 26, 2008

Notary Public for Oregon

My commission expires 6-26-08