

Returned @ County

2007-013931

Klamath County, Oregon



00028611200700139310020023

08/07/2007 12:11:08 PM

Fee: \$26.00

After Recording Return to:

JHCB PROPERTIES, LLC

29324 "A" Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

JHCB PROPERTIES, LLC

Same as above

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CLEO BECK and MARY L. GUNTHER, and DOYLE J. HENRY not as Tenants in common, but with full rights of Survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JHCB PROPERTIES LLC a Nevada Limited Liability Company, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 7 in Block 21, Fourth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.
(here comply with the requirements of ORS 93.930)

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 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)).

In Witness Whereof, the grantor has executed this instrument July 30, 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

SIGNED IN COUNTERPART

CLEO BECK

Doyle J. Henry
DOYLE J. HENRY

SIGNED IN COUNTERPART

MARY L. GUNTHER



STATE OF CALIFORNIA,

County of ORANGE

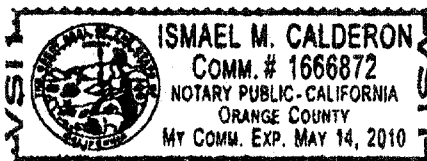
The foregoing instrument was acknowledged before me this 31st day of JULY, 2007, by

DOYLE J. HENRY

Ismael M. Calderon

Notary Public for California

My commission expires:



BARGAIN AND SALE DEED
CLEO BECK and MARY L. GUNTHER, and DOYLE J. HENRY, as grantor
and
JHCB PROPERTIES LLC a Nevada Limited Liability Company, as grantee

This document is recorded at the request of:
CLEO BECK and MARY L. GUNTHER, and
DOYLE J. HENRY

26

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29324 "A" Street

Klamath Falls, OR 97601

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BARGAIN AND SALE DEED

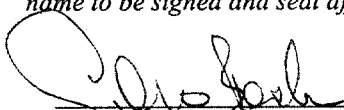
KNOW ALL MEN BY THESE PRESENTS, That CLEO BECK and MARY L. GUNTHER, and DOYLE J. HENRY not as Tenants in common, but with full rights of Survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JHCB PROPERTIES LLC a Nevada Limited Liability Company, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

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In Witness Whereof, the grantor has executed this instrument July 30, 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


CLEO BECK

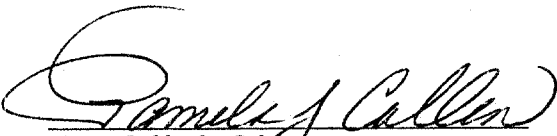
SIGNED IN COUNTERPART
DOYLE J. HENRY

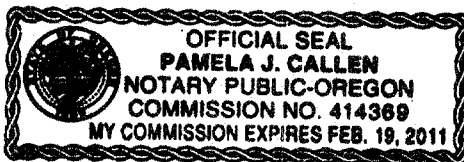

MARY L. GUNTHER

STATE OF CALIFORNIA,)
) ss.

County of KLAMATH)
The foregoing instrument was acknowledged before me this 7th day of AUGUST, 2007, by

CLEO BECK AND MARY L. GUNTHER


Notary Public for California
My commission expires



BARGAIN AND SALE DEED
CLEO BECK and MARY L. GUNTHER, and DOYLE J. HENRY, as grantor
and
JHCB PROPERTIES LLC a Nevada Limited Liability Company, as grantee

This document is recorded at the request of:
CLEO BECK and MARY L. GUNTHER, and DOYLE J. HENRY