

2010-000062

Klamath County, Oregon



01/04/2010 03:44:48 PM

Fee: \$47.00

When recorded return to and
after recording, all tax
statements shall be sent to:

S-CAP 09-5080, LLC
c/o Sierra Capital Investment Partners, Inc.
Attn: Dann Schuetz, V.P. Acquisitions
3655 Nobel Drive, Suite 330
San Diego, CA 92122
ATE 67395

M5001

BARGAIN AND SALE DEED
(Statutory Form)

WEST COAST BANK, an Oregon banking corporation, Grantor, conveys to
S-CAP 09-5080, LLC, a Delaware limited liability company, Grantee, the real property located
in KLAMATH County, Oregon, legally described in Exhibit A attached hereto.

The true and actual consideration for this conveyance is Ten dollars and other
valuable consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF
ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY
THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON
LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930,

ATE 47

DATED this 29 day of December, 2009.

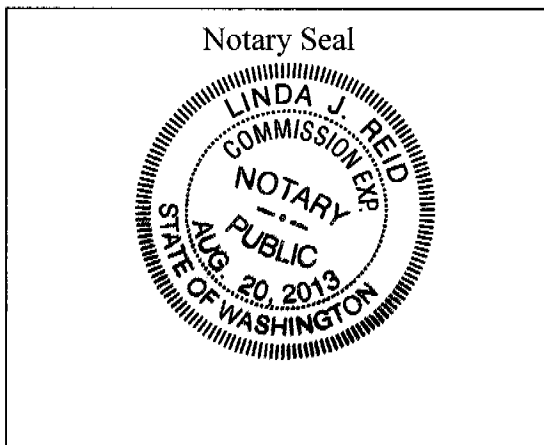
WEST COAST BANK

By: [Signature]
Name: Douglas J. Ten Kley or Lisa K. Dow
Title: Authorized Officer for West Coast Bank

State of Washington) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Douglas J. Ten Kley or Lisa K. Dow is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Officer of West Coast Bank, an Oregon banking corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 29, 2009.



[Signature]

Notary Public for Washington

Linda J. Reid

Name of Notary

My appointment expires: August 20, 2013

EXHIBIT A

Legal Description

Lot 2, Tract No. 1281, PINE MEADOW VILLAGE PHASE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.