

BE

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



James Bettles

925 Irving St #303

San Francisco, CA 94122

Grantor's Name and Address

Woksam View LLC

925 Irving St #303

San Francisco, CA 94122

Grantee's Name and Address

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

Woksam View LLC

925 Irving St #303

San Francisco, CA 94122

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

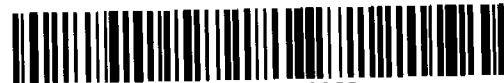
Woksam View LLC

925 Irving St #303

San Francisco, CA 94122

2010-003531

Klamath County, Oregon



00081529201000035310020028

SPACE RESE
FOR
RECORDER'S

03/22/2010 09:10:20 AM

Fee: \$42.00

Records of this County

BARGAIN AND SALE DEED - STATUTORY FORM

James Bettles

_____, Grantor,

conveys to Woksam View LLC

_____, Grantee,

the following real property situated in Klamath County, Oregon, to-wit:

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 1.00 (Here, comply with the requirements of ORS 93.030.)

DATED 3-19-10

_____; if a corporate grantor, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

James Bettles

STATE OF OREGON, County of Klamath ss. 3-19-10

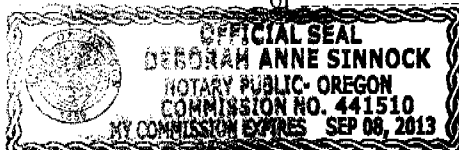
This instrument was acknowledged before me on 3-19-10 by James Bettles

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 9-8-13

EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

Beginning at a point 1320 feet due South of the quarter corner common to Sections 6 and 7, T. 35 S., R. 7 E.W.M., being the Northeast corner of Lot 9; thence due South 2640 feet to the Southeast corner of Lot 16; thence due West along South line of said Lot 16, 514 feet to the East line of the Dalles-California highway right of way; thence in a Northerly direction 2642 feet along said East line of said right of way to the North line of Lot 9; thence due East 564 feet along North line of said Lot 9 to point of beginning; being all that part of Lots 9, 10, 15 and 16 lying East of the Dalles-California highway, Sec. 7, T. 35 S., R. 7 E.W.M., Oregon, less five acres of land sold by Charles Blair Knight to John C. Siemens, deed approved August 10, 1949, recorded in Region 3 Recording Vol. 1 page 30, line 29, tract file No. KX-6, described as follows: Beginning at a coast geodetic survey pin in the Northeast corner of Lot 9 in Sec. 7 T. 35 S., R 7 E.W.M., in Oregon; thence West 569.5 feet to a steel pin; thence South 382.14 feet to a steel pin; thence East 569.5 feet to a steel pin; thence North 382.14 feet to point of beginning.

SAVING AND EXCEPTING THEREFROM a parcel of land situated in Government Lot 16 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Easterly line of Highway #427 and the Southerly line of Government Lot 16; thence Easterly along the Southerly line of said government lot a distance of 208.71 feet; thence Northerly and parallel to the East line of Highway #427 a distance of 208.7 feet; thence Westerly and parallel to the South line of Government Lot 16 a distance of 208.71 feet to the East line of Highway #427; thence Southerly along said East line, 208.71 feet to the point of beginning.