

UNTIL FURTHER NOTICE, SEND ALL TAX
STATEMENTS TO:

Boulder Hill LLC
Robert W. Nunn, Manager
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

REEL PAGE
1950 327

AFTER COMPLETING RECORDING, RETURN
THIS DOCUMENT TO:

Evans, Freeby & Jennings, LLP
Attorneys at Law
280 Court St. NE
Salem, OR 97301

BARGAIN AND SALE DEED

ROBERT W. NUNN, Trustee under the
EVELYN M. COBURN LIVING TRUST, dated March 15, 1995, GRANTOR

Conveys to

BOULDER HILL LLC, an Oregon Manager-Managed Limited Liability Company
GRANTEE

All the following real property situated in Marion County, State of Oregon, specifically described on Exhibit "A" hereto and by this reference incorporated herein, generally described as: Tax Lot 100, Tax Account No. R32164; Tax Lot 200, Tax Account No. R32163, and Tax Lot 601, Tax Account No. R32158.

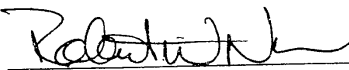
The true and actual consideration for this transfer is other than money.

THIS INSTRUMENT WILL 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.

Dated this 23rd day of May, 2002.

GRANTOR

Evelyn M. Coburn Living Trust, dated March 15, 1995

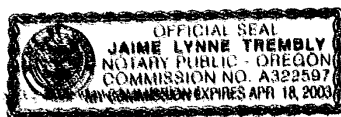


By: Robert W. Nunn, Trustee

STATE OF OREGON, County of Marion

) ss.

Personally appeared before me this 23rd day of May, 2002, Robert W. Nunn, as Trustee and acknowledged the foregoing instrument to be his voluntary act.



Jaime Lynne Tremblay
Notary Public for Oregon
My Commission Expires: 4-18-03

MAY 29 2002

EXHIBIT A

LEGAL DESCRIPTION

Map 8S-3W-11D; Tax Lots 100, 200, and 601:

Tax Lot 100

Account No. R32164

Beginning at the Northeast corner of the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 0° 30' West along the East line of said Section, a distance of 929.74 feet, more or less, to the North line of that tract of land described in Document No. 116205 Circuit Court Journal for Marion County; thence westerly along the North line of said tract, a distance of 125.00 feet; thence South 0° 30' West parallel with the East line of said Section 11, a distance of 303.27 feet to a point on the northerly line of that tract of land conveyed to Kathryn L. Young, Linda S. Schaeffers and Robert W. Nunn by deed recorded in Reel 1021, Page 231, Deed Records for Marion County, Oregon; thence South 67° 30' West along said northerly line a distance of 398.72 feet to the Northwest corner thereof; thence South 14° 34' 00" East 370.20 feet to the Southwest corner of said tract; thence North 89° 47' 36" West 51.83 feet to the Southeast corner of that tract of land conveyed to Dale E. Christison and Darlene A. Christison by deed recorded in Reel 76, Page 282, Deed Records for Marion County, Oregon; thence North 14° 34' 00" West along the easterly line of said Christison tract, a distance of 350.00 feet to the Northeast corner thereof; thence South 67° 30' 00" West along the northerly line of said Christison tract, a distance of 131.77 feet to a point which is 660.00 feet West of the East line of said Section 11, thence North 0° 30' East parallel with the East line of said Section 11, a distance of 1454.12 feet to a point on the North line of the Southeast Quarter of said Section 11; thence easterly along said North line, a distance of 660.00 feet to the point of beginning.

Contains 19.57 acres of land, more or less.

Tax Lot 200

Tax Account No. R32163

Beginning 10 chains West of the Northeast corner of the Southeast quarter of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, State of Oregon, and running thence South 26.62 chains; thence North 23° 45' West 9.68 chains; thence North 50° 45' West 4.80 chains; thence North 15° East 16.60 chains; thence East 3.35 chains to the place of beginning in Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT: Beginning in the center of a County Road at a point which is North 89° 49' West 315.48 feet and North 22° 30' West 876.91 feet from the Southeast corner of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 67° 30' East 232.90 feet; thence North 14° 34' West 350.00 feet; thence South 67° 30' West 281.20 feet to the center of said County Road; thence South 22° 30' East along the center of said County Road 346.50 feet to the place of beginning.

SAVE AND EXCEPT: Beginning at the point of intersection of the Northerly line of County Road No. 839 (commonly known as Battle Creek Rd.) and the Easterly line of Market Road No. 25 (commonly known as Reed Road) and being in the Southeast quarter of Section 11, Township 8 South, Range 3 West, of the Willamette Meridian, Marion County, Oregon; thence South 88° 11' 00" East 24.00 feet along the Northerly line of said County Road No. 839 to a point; thence North 13° 09' 17" West 51.01 feet to a point on the Easterly line of said Market Road No. 25; thence South 14° 53' 45" West 27.00 feet along said Easterly line to the point of beginning.

SAVE AND EXCEPT that portion of the premises herein described lying within the limits of roads, streets and highways.

Tax Lot 601

Tax Account No. R32158

Beginning at the Southeast corner of that tract of land conveyed to Kathryn L. Young, Linda S. Schaeffers and Robert W. Nunn by deed recorded in Reel 1021, Page 231, Deed Records for Marion County, Oregon which point is recorded as being North 0° 30' East 1064.65 feet from the Southeast corner of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 0° 30' West along the East line of said Section 11, a distance of 208.73 feet, more or less, to a point on the northerly right-of-way line of Kuebler Boulevard; thence South 69° 58' 53" West along the northerly right-of-way line, a distance of 24.48 feet, more or less, to an angle point in said right-of-way line; thence South 63° 02' 05" West along said right-of-way line a distance of 102.74 feet to an angle point in said right-of-way line; thence South 54° 40' 44" West along said right-of-way line a distance of 167.14 feet to the Southeast corner of that tract of land conveyed to Bernard F. Bednarz and Miriam L. Bednarz, husband and wife, by deed recorded in Volume 681, Page 328, Deed Records for Marion County, Oregon; thence North 14° 34' West along the East line of said Bednarz tract, a distance of 222.00 feet to the Northeast corner thereof; thence North 67° 30' East along the southerly line of said tract described in Reel 1021, Page 231, Deed Records, a distance of 345.77 feet to the point of beginning.

Contains 1.44 acres of land, more or less.

MAY 29 2002

REEL:1950

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May 29, 2002, 02:46 pm.

CONTROL #: 59651

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

MAY 29 2002