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R.P.T.T., \$ 0

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 10th day of July, 1995, between RICHARD A. JOHNSON and KATHLEEN T. JOHNSON, husband and wife as joint tenants, Grantor, and RICHARD A. JOHNSON and KATHLEEN T. JOHNSON, Trustees of the Johnson Family Trust u/a dated July 10, 1995, Grantee.

WITNESSETH:

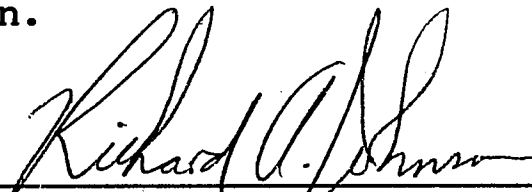
That Grantor, in consideration of Estate Planning, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

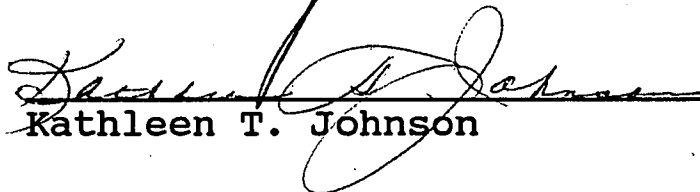
TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, page 1232, as under Document No. 134786, Official Records of Ventura County, California, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this conveyance the day and year first above written.


Richard A. Johnson


Kathleen T. Johnson

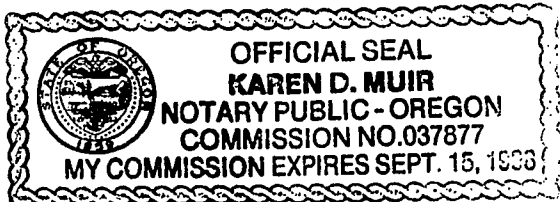
APN 42 230 23

PARCEL #: Lot 4, Unit B3, 42 230 23

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STATE OF OREGON)
County of Mult.) ss.

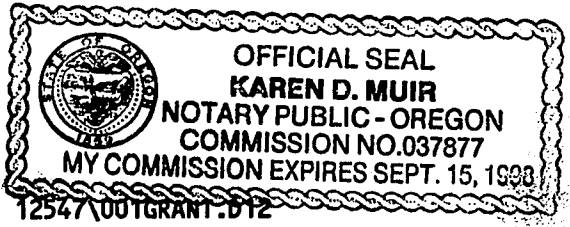
This instrument was acknowledged before me on July 10, 1995
by Richard A. Johnson.



Karen D. Muir
Notary Public for Oregon
My commission expires: 9/15/98

STATE OF OREGON)
County of Mult.) ss.

This instrument was acknowledged before me on July 10, 1995
by Kathleen T. Johnson.



Karen D. Muir
Notary Public for Oregon
My commission expires: 9/15/98

WHEN RECORDED RETURN TO:
Richard and Kathleen Johnson
736 North Valley Drive
Westlake, CA 91361

SPACE BELOW FOR
RECORDER'S USE ONLY

RTN TO: AARON Bese
Sussman, Shanic, etc.
1000 Southwest Broadway, #1400
Portland, OR 97205-3066

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EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3, as shown on map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B3 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above, during one "Use Week" within the "Prime use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R'S"). The above-described exclusive and non-exclusive rights may be applied to any available unit the The Ridge Sierra project during said "Use Week" in the above referenced "use season" as more fully set forth in the CC&R'S.

REQUESTED BY
Sussman, Shark et al
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'95 JUL 21 AM 10:09

LINDA SLATER
RECORDER

\$ 9.00 PAID *ko* DEPUTY

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