

Until a change is requested, all tax statements shall be sent to the following address: Theodore/Dorothy Emard  
P. O. Box 607  
Chiloquin, OR 97624

WARRANTY DEED

KLAMATH BIOMASS FUEL, INC., an Oregon corporation, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto THEODORE N. EMARD and DOROTHY L. EMARD, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

SEE ATTACHED EXHIBIT "A"

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that it is lawfully seized, in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration for this transfer is cancellation of debt.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of December, 1983.

KLAMATH BIOMASS FUEL, INC.

Theodore N. Emard  
President

Robert A. Stewart  
Secretary

STATE OF OREGON )

County of Klamath ) ss.

Before me this 27 day of December, 1983, personally appeared Theodore N. Emard and Robert A. Stewart who, being duly sworn each for himself and not one for the other, did say that the former is the president and that the latter of the secretary of Klamath Biomass Fuel, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(S E A L)

Marianne Kueger  
Notary Public for Oregon  
My Commission Expires: 4-18-86

AFTER RECORDING RETURN TO: Theodore Emard  
P. O. Box 697, Chiloquin, OR 97624

PARCEL 1

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2-inch iron pin on the East line of the SE-1/4 of said Section 28, as established by Survey No. 146, of the Klamath County Surveyor's records, said 1/2-inch iron pin being North 2038.92 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 186.08 feet to a 1/2-inch iron pin; thence West 660.16 feet to a 1/2-inch iron pin on the Easterly line of that tract of land as described in D. V. M80, page 5100, as recorded in the Klamath County Deed Records; thence, along said Easterly line, South 08° 42' 03" East 188.25 feet to a 1/2-inch iron pin; thence East 631.38 feet to the point of beginning, containing 2.76 acres, more or less, with Survey No. 3479, as recorded in the office of the Klamath County Surveyor, being basis of bearings and reference for this description; SUBJECT TO any easements or rights of way or record or apparent.

PARCEL 2:

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2-inch iron pin on the East line of the SE-1/4 of said Section 28, as established by Survey No. 146, of the Klamath County Surveyor's records, said 1/2-inch iron pin being North 2225.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence West 660.16 feet to a 1/2-inch iron pin on the Easterly line of that tract of land as described in D. V. M80, page 5100, as recorded in the Klamath County Deed Records; thence, along said Easterly line, North 08° 42' 03" West 358.35 feet to a 5/8-inch iron pin on the agreement line as shown on Survey No. 3360, as recorded in the office of the Klamath County Surveyor, and as recorded in D. V. 295, page 366 of the said Klamath County Deed Records; thence South 89° 00' 23" East, along said agreement line, 717.47 feet to a 5/8-inch iron pin on the East line of said SE-1/4 from which the East 1/4 corner of said Section 28, as established by said Survey No. 146, bears North 12.85 feet; thence South 341.84 feet to the point of beginning, containing 5.49 acres, more or less, with Survey No. 3479 as recorded in the office of the Klamath County Surveyor, being the basis of bearings and reference for this description; SUBJECT TO any easements or rights of way of record or apparent.

STATE OF OREGON: COUNTY OF KLAMATH: ss  
I hereby certify that the within instrument was received and filed for record on the 10th day of January, A.D. 1924 at 2:00 o'clock P.M. and duly recorded in Vol. M84, of Deeds on page 430.

Fee \$ 8.00

WILLIAM STEIN, COUNTY CLERK  
by *[Signature]* Deputy