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WARRANTY DEED

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THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

HIGH VALLEY PROPERTIES, a partnership consisting of Neal L. Eberlein, Susan K. Eberlein, Alan W. Eberlein and Carol L. Eberlein, Grantor, conveys and warrants to SSC Acquiring Corp., an Oregon corporation, Grantee, its successors and assigns, all the following described real property, together with all and singular the appurtenances, tenements, hereditaments, rents, issues, profits, water rights, water stock, royalties, minerals, oil and gas rights and profits, buildings, structures, improvements, shrubs, trees, crops and plants, easements or privileges now or hereafter belonging to, derived from or in anywise appertaining to the said premises, free of encumbrances except those two encroachments noted on survey dated November 7, 1984, of Alpha-Omega Land Surveying Services:

Lots 1C, 2A, 2B, 23A, 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 27C, 28A and 28B, Block 3 and Lots 4, 5, 6, 7 and 8, Block 9, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

To have and to hold the above described and granted premises unto the said Grantee, its successors and assigns forever.

And Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances and that it will, and its heirs, personal representatives, successors and assigns shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

The true consideration for this conveyance consists of and includes other property or other value given or promised.

DATED this 19th day of December, 1984.

Return to:
Nathan Assor
230 Park Avenue
New York, New York 10169

HIGH VALLEY PROPERTIES

By Neal L. Eberlein
Neal L. Eberlein

By Susan K. Eberlein
Susan K. Eberlein

By Alan W. Eberlein
Alan W. Eberlein

By Carol L. Eberlein
Carol L. Eberlein

STATE OF OREGON
County of Klamath
NOTARY

This instrument was acknowledged before me on the 19th day of December, 1984, by Neal L. Eberlein, Susan K. Eberlein, Alan W. Eberlein and Carol L. Eberlein of High Valley Properties.

W. Adams L. Washington
Notary Public for Oregon
My commission expires: 3-22-85

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 19th day of December A.D., 1984 at 3:31 o'clock P.M., and duly recorded in Vol. 484, of Books on page 21165.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK
by: Edna Smith, Deputy