

46292

UNTIL A CHANGE IS REQUESTED TAX
STATEMENTS SHOULD BE SENT TO:

TRILLIUM CORPORATION
1313 Commercial Street
Bellingham, Washington 98225

ASPEN 38536
SPECIAL WARRANTY DEED

THE GRANTOR, GLACIER PARK COMPANY, a Delaware corporation, of 1011 Western Avenue, Suite 700, Seattle, Washington 98104, for and in consideration of Sixty Four Thousand, Three Hundred Thirty Seven and 94/100 Dollars (\$64,337.94) the true and actual consideration paid for this transfer, stated in terms of dollars, in hand paid, grants, bargains, sells, conveys and confirms to the Grantee, TRILLIUM CORPORATION, a Washington corporation whose address is 1313 Commercial Street, Bellingham, Washington 98225, all that tract or parcel of land lying and being in the County of Klamath, State of Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

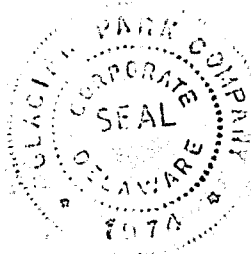
SUBJECT TO matters disclosed on Exhibits B and B1 attached hereto and made a part hereof.

THE GRANTOR for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, Grantor will forever warrant and defend the said described real estate.

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.

TO HAVE AND TO HOLD THE SAME, together with all the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, said Glacier Park Company has caused its corporate seal to be hereunto affixed and these presents to be executed by its duly authorized officers, this 15th day of June, 1992.



GLACIER PARK COMPANY,
a Delaware corporation

By: [Signature]
Assistant Vice President

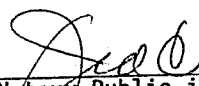
By: [Signature]
Assistant Secretary

OREGON.6

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 15th day of June, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Leopold and Dennis L. Schilling, to me known to be the Assistant Vice President and Assistant Secretary respectively, of Glacier Park Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Notary Public in and for the State
of Washington.
Residing at Bellevue.
My commission expires: 10-15-95.

JED CLAWSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-15-95

Document drafted by:
Glacier Park Company
1011 Western Ave., Suite 700
Seattle, WA 98104



EXHIBIT A
LEGAL DESCRIPTION

13288

Parcel 1912-1

A portion of Section 21, T41S, R12E, W.M., Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of the NW1/4 of said Section 21; thence Southerly along the East line of said NW1/4 a distance of 100.0 feet to the True Point of Beginning; thence continuing Southerly along said East line to the point of intersection with a line drawn concentric with and distant 200.0 feet Northeasterly of, as measured radially to, said Main Track centerline; thence Southeasterly parallel with said Main Track centerline to the point of intersection with a line drawn parallel with and distant 360.0 feet Southerly of, as measured at right angles to, the North line of said Section 21; thence Easterly, parallel with said North line, a distance of 205.0 feet, more or less, to the point of intersection with the Northerly extension of a line drawn parallel with and distant 12.5 feet Westerly of, as measured at right angles to, said Railroad Company's most Easterly Spur track centerline; thence Southerly parallel with said most Easterly Spur track centerline and the Northerly extension thereof, to the point of intersection with the South line of the NW1/4 NE1/4 of said Section 21; thence Westerly along said South line to the point of intersection with a line drawn parallel with, and distant 9.0 feet Easterly of, Burlington Northern Railroad Company's most Easterly passing track centerline, as now located and constructed; thence Northwesterly parallel with said most Easterly passing track to the point of intersection with a line drawn parallel with, and distant 100.0 feet Southerly of, the North line of Section 21; thence Easterly along said parallel line a distance of 225.0 feet, more or less, to the Point of Beginning.

Parcel 1912-2

That portion of Section 21, T41S, R12E, W.M., Klamath County, Oregon, described as follows:

Beginning at the point of intersection of the South line of said Section 21 and a line drawn parallel with and distant 25.0 feet Easterly of, as measured at right angles to, Burlington Northern Railroad Company's Klamath Falls, Oregon, to Bieber, California, Branch Line Main Track centerline; thence Northerly parallel with said Main Track centerline to the point of intersection with a line drawn parallel with, and distant 9.0 feet Easterly of, said Railroad Company's most Easterly passing track centerline, as now located and constructed; thence Northwesterly parallel with said passing track to the point of intersection with the North line of the SW1/4 NE1/4 of said Section 21; thence Easterly along said North line to the point of intersection with a line drawn parallel with, and distant 200.0 feet Easterly of, said Main Track centerline; thence Southerly along said parallel line to the South line of said Section 21; thence Westerly along said South line to the Point of Beginning.

EXHIBIT B

13289



525 Main Street
Klamath Falls, Oregon 97601
(503) 884-5137

Title Number : 38019
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~~The policy shall be issued subject to the usual printed conditions and stipulations and exclusions from coverage appearing in such policy form and the following:~~

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

3. Liens and assessments of the City of Malin, if any.

4. Reservations, restrictions and liens contained in United States Patents.

5. Easement, including the terms and provisions thereof:
For: Transmission and distribution of electricity
Granted to: The California Oregon Power Company, a
California Corporation
Recorded: December 4, 1931
Book: 96
Page: 356

6. Conditions and Restrictions in Deed:
Recorded: December 19, 1931
Book: 96
Page: 422
As follows: "...excepting and excluding from the last above described tract, a right of way previously granted for Government Drainage Canal.

7. Easement, including the terms and provisions thereof:
For: Transmission and distribution of electricity
Granted to: The California Oregon Power Company
Recorded: March 13, 1942
Book: 146
Page: 500

8. Conditions and Restrictions in Deed:
Recorded: June 30, 1989
Book: M-89
Fee No.: 1100J
2164

Continued on next page

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13290

Title Number: 38019

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9. Unrecorded leaseholds, rights of parties in possession, and Security interests in trade fixtures, personal property or unattached improvements, if any.

~~10. Any conveyance or encumbrance by Glacier Park Company, a Delaware Corporation should be executed pursuant to a proper resolution of the members voted at a duly called meeting of the membership in accordance with the By Laws or other authority of the corporation.~~ r

~~NOTE: No premium is shown hereon. The amount thereof will be determined when the transaction details are determined.~~ 7

~~NOTE: Taxes are assessed by the Oregon State Department of Revenue.~~

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EXHIBIT B1

- (A) The lien of real estate taxes and assessments not yet delinquent.
- (B) Such state of facts as an accurate survey and/or physical inspection of the parcel would show.
- (C) Those liens, liabilities and encumbrances against the parcel that arise through or are created by Grantee.
- (D) The pre-printed form exclusions and pre-printed general title exceptions listed on the ALTA standard 1987 form of title policy, including, without limitation:
- (i) public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded plat or conveyance, or decree of a court of record;
 - (ii) rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records;
 - (iii) material or labor liens, or liens under the Workmen's Compensation Act not disclosed by the public records;
 - (iv) water rights or matters relating thereto;
 - (v) any service, installation or construction charges for sewer, water, electricity or garbage removal;
 - (vi) mining claims, reservations or exceptions in Patents or in Acts authorizing the issuance thereof;
 - (vii) right of use, control or regulation by the United States of America in the exercise of powers over navigation; and
 - (viii) any prohibition of or limitation of the use, occupancy or improvement of the parcel resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.

Seq. #1912

OREGON.6

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of June A.D., 19 92 at 3:31 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 13286.

FEE \$55.00

Evelyn Biehn - County Clerk

By Douglas Mulholland