

After recording, return to Ferris & Hunter, 1175 East Main St., Ste. 2E,
Medford, OR 97504-7477.

WARRANTY DEED

PETERS TRUCK LINES INC., Grantor, conveys and warrants to GAZELLE INVESTMENTS, an Oregon General Partnership, consisting of JERRY C. EILER, DAVID JOHN PETERS, BARRY SCOTT PETERS, and THEODORE ALLEN PETERS, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 12B, 13A, 13B, 13C, 14A, 14B, 15A, 15B, 15C, 16A and 16B,
Block 3, SUPPLEMENTAL PLAT OF RAILROAD ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject to and excepting:

1. Existing leases.
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
3. Conditions, restrictions as shown on the recorded plat of Supplemental plat of Railroad Addition.

The true and actual consideration for this conveyance is
\$84,035.30.

Until a change is requested, all tax statements are to be sent to
the following address: c/o Jerry Eiler, 3101 Westminster Drive,
Medford, Oregon 97504.

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.

DATED this 22 day of Dec, 1992

GRANTOR:

PETERS TRUCK LINES INC., a California
Corporation

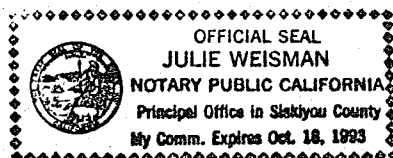
David Peters President
By: _____

STATE OF California)
County of Siskiyou) ss.

December 22, 1992

Personally appeared David Peters the President of
PETERS TRUCK LINES INC., a California corporation, and acknowledged the
foregoing to be the act of the corporation by resolution of its board of
directors, and that she/he executed said document on behalf of said
corporation. Before me:

Julie Weisman
Notary Public for Oregon
My Commission Expires: Oct 18, 1993



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 29th day of Dec, A.D., 19 92
at 2:24 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 30933

Evelyn Biehn County Clerk

By David Peters Deputy.

Fee, \$30.00