

WARRANTY DEED

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MTC 29857-MK

KNOW ALL MEN BY THESE PRESENTS, That

JACK F. SIMINGTON and ERLENE G. SIMINGTON, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN S. NAPIER and MARY ANNA NAPIER, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of

and that

record and those apparent upon the land, if any, as the date of this deed except those of
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and that
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 355,000.00

The value for this transfer, stated in terms of dollars, is \$ 500,000.00
 of this corporation, with each stockholder receiving the same number of shares of common stock as he or she owned in the corporation.
 The corporation

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of July, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
July 15 19 93

Jack F. Simington
 JACK F. SIMINGTON
Erlene G. Simington
 ERLENE G. SIMINGTON

Personally appeared the above named _____

JACK F. SIMINGTON
ERLENE G. SIMINGTON

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

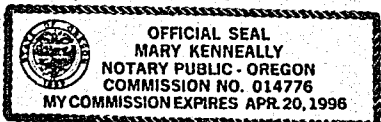
Before me: Marj Bernally
Notary Public for Oregon
My commission expires: 4/20/96

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____

_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)



JACK F. SIMINGTON and ERLENE G. SIMINGTON
45800 HWY #62
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

STEPHEN S. NAPIER and MARY ANNA NAPIER
6415 CORSINI PLACE
RANCHO PALOS VERDES, CA 90274

GRANTEE'S NAME AND ADDRESS

After recording return to;

STEPHEN S. NAPIER and MARY ANNA NAPIER
6415 CORSINI PLACE
RANCHO PALOS VERDES, CA 90274

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

STEPHEN S. NAPIER and MARY ANNA NAPIER
6415 CORSTINT PLACE
RANCHO PALOS VERDES, CA 90274

NAME ADDRESS ZIP

STATE OF OREGON.

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County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

07-19-93P01:48 RCVD

MOUNTAIN TITLE COMPANY

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A parcel of land lying in the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that certain deed to State of Oregon, by and through its State Highway Commission, recorded in Deed Volume 110 at page 127, Records of Klamath County, Oregon, the said parcel being that portion of said property lying Westerly of a line which is parallel to and 50 feet Westerly of the center line of the Crater Lake Highway, which center line is described as follows:

Beginning at Engineer's center line Station 1715+00, said station being 91.78 feet South and 1217.21 feet East of the iron pipe at the center of said Section 12; thence North 27 degrees 47' West, 846.3 feet to Station 1723+46.3.

PARCEL 2:

Starting at the Southeast corner of the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon; thence North 20 chains to the Northeast corner of said SW1/4 NE1/4; thence West 13.0 chains to a point on the center line of the Dalles-California Highway; thence following the center line of said highway in a Southeasterly direction to a point on the center line of Tecumseh Spring; thence following the center line of said Tecumseh Spring in a Southerly direction to the convergence of said stream and Crooked Creek; thence following down the center line of said Crooked Creek in a Southeasterly direction to a point approximately in the center of the SW1/4 NE1/4; thence East 2.00 chains to a point on the center line of the Dalles-California Highway; thence following the center line of said highway in a Southeasterly direction to a point on the East and West quarter line of said Section 12, thence East 2.4 chains to a point of beginning; ALSO all that portion of the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon, described as follows: From the Southeast corner of the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon, measure thence due West on the South line of said SW1/4 NE1/4, 726 feet; thence North at right angles to said South line, 231 feet; thence East parallel to said South line 188 feet to the Southwest corner of the Oregon State Highway Commission property for a point of beginning; from this point of beginning measure West parallel to South line of the SW1/4 NE1/4, 188 feet; thence North at right angles 330 feet; thence East parallel to the South line of the SW1/4 NE1/4, 194 feet to the West line of the Dalles-California Highway right-of-way; thence Southeasterly along said highway right-of-way line, 89 feet; thence Westerly along the North line of said Oregon State Highway Commission property, 162 feet to the Northwest corner of said Oregon State Highway Commission property; thence Southeasterly along the West side of said property, 240 feet to the point of beginning, all in the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon; and from the Southeast corner of the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon, measure due West of the South line of the said SW1/4 NE1/4, 726 feet to the point of beginning. From this point run due North for 561 feet; thence run due West to Crooked Creek; thence follow Crooked Creek in a Southwesterly direction to the said South line of the Northeast quarter section; thence run East to the point of beginning; and ALSO Beginning at the Southeast corner of the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon; thence West 3 chains on the South line of said SW1/4 NE1/4 to the West side of County Road leading from the Klamath Agency to Fort Klamath to a stake which is the Southeast corner of desired lot; from said stake measure 8 chains West on the South line of said SW1/4 NE1/4; thence North at right angles to said south line of the SW1/4 NE1/4, 3 1/2 chains; thence East parallel to said South line of the SW1/4 NE1/4, 7.28 chains to the West side of said County Road; thence in a Southeasterly direction along the West side of said County Road to the point of beginning, and being situated in the SW1/4 NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon.

LEGAL DESCRIPTION CONTINUED

PARCEL 3:

Starting at the quarter corner in the center of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon, thence North 14.20 chains to the center of Crooked Creek; thence following down the center line of said stream in a Southeasterly direction to a point approximately in the center of the SW1/4 NE1/4; thence East 2.00 chains to the center line of The Dalles-California Highway; thence in a Southeasterly direction 2.00 chains along the center line of said highway; thence West 4.50 chains to the center line of Crooked Creek; thence in a Southerly direction following the center line of said stream to a point on the East and West quarter line of said Section 12, thence West 6.25 chains to point of beginning.

PARCEL 4:

The E1/2 of the NW1/4 of the NE1/4 of Section 12, Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 19th day
of July A.D., 19 93 at 1:48 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 17439.

FEE \$40.00

Evelyn Biehn . County Clerk

By Douglas M. Henderson