

K-45197

WARRANTY DEED

FROHNMAYER, DEATHERAGE, desCHWEINITZ, PRATT & JAMIESON, P.C., grantor, conveys and warrants to OREGON MOTOR SPORTS MANUFACTURING, INC., an Oregon corporation, grantee, the real property free of encumbrance except as hereinafter set forth described as follows:

Lots 5, 6, 16 and 17 in Block 3 Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations, including the terms and provisions thereof, as contained in the Deed from Nassau Company to Western Cities Company, an Oregon corporation, dated March 24, 1930, recorded April 16, 1930, in Volume 91 on page 167, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions, including the terms and provisions thereof, as contained in the deeds from Western Cities Company, a corporation to Orlow E. Link, dated November 5, 1942, recorded December 2, 1942, in Volume 151 page 411, and deed dated April 20, 1944, recorded April 24, 1944, in Volume 164 page 278, Deed Records of Klamath County, Oregon.
5. The 1993-94 real property taxes.

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.

RETURN TO:

Unless a change is requested, all tax statements shall be sent to the following address: Motorsports Manufacturing, Inc.,
HCR 4-45044, ALTURAS, CALIFORNIA 96101

The true consideration for this conveyance is the sum of \$27,500.00.

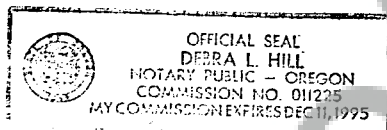
Dated this 14th day of July, 1993.

GRANTOR: FROHNMAYER, DEATHERAGE, deSCHWEINITZ
PRATT & JAMIESON, P.C.

By WV Deatherage
W. V. Deatherage, President

STATE OF OREGON)
) ss.
County of Jackson)

On the 14 day of July, 1993, personally appeared before me W. V. Deatherage, who being duly sworn did say he is the president of Frohnmayer, Deatherage, deSchweinitz, Pratt & Jamieson, P.C. and the foregoing deed was signed by him on behalf of grantor and acknowledged to be the voluntary act and deed of grantor.



Derra L. Hill
Notary Public for Oregon

My Commission Expires: 12-11-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 9th day
of Aug. A.D., 19 93 at 2:49 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 19738

FEE \$35.00

Evelyn Biehn County Clerk

By Dorene M. Mendenhall