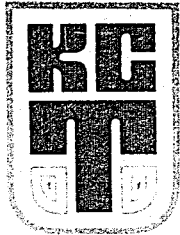


67693



KLAMATH COUNTY TITLE COMPANY

Vol. m93 Page 22897

K-45616

STATUTORY WARRANTY DEED (Individual or Corporation)

MAUREEN G. PROCTOR, WHO TOOK TITLE AS MAUREEN G. CAMPBELL,

conveys and warrants to OREGON MOTORSPORTS MANUFACTURING INC., Grantor.the following described real property in the County of KLAMATH and State of Oregon.

A TRACT OF LAND SITUATED IN LOT 8 OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER OF CONGER AVENUE AND MAIN STREET, ACCORDING TO THE RECORDED PLAT OF THE SURVEY OF CONGER AVENUE ON RECORD IN PLAT BOOK 2 AT PAGE 2 IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TAKING THE CENTER OF MAIN STREET AS NORTH 66°42' EAST; THENCE NORTH 19°48' WEST, 465.5 FEET; THENCE NORTH 42°18' WEST, 159.33 FEET; THENCE SOUTH 49°30' WEST 17.5 FEET; THENCE SOUTH 49°30' WEST, 125.0 FEET; THENCE SOUTH 42°18' EAST, 15.0 FEET; THENCE SOUTH 49°30' WEST 46 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 49°30' WEST, TO THE EAST OR LEFT BANK OF LINK RIVER; THENCE NORTH 73° WEST UPSTREAM ALONG THE EAST OR LEFT BANK OF SAID LINK RIVER TO THE NORTH BOUNDARY OF THE PROPERTY DESCRIBED IN THE DEED OF J. G. PIERCE TO B. ST. GEORGE BISHOP DATED OCTOBER 29, 1904, AND RECORDED DECEMBER 22, 1904, IN BOOK 17 OF DEEDS AT PAGE 4, IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE NORTH 49°30' EAST TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS SOUTH 42°18' EAST, 105.8 FEET; THENCE SOUTH 42°18' EAST 105.8 FEET TO THE POINT OF BEGINNING.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 134,000.00 (Here comply with the requirements of ORS 93.030*).

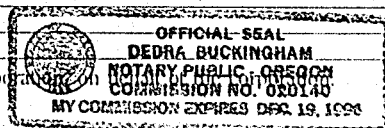
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2 day of September 19 93. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Maureen G. Proctor
MAUREEN G. PROCTOR

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 3rd day of September 19 93
by MAUREEN G. PROCTOR

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporate officer



Notary Public for Oregon

My commission expires: 12-19-96

After recording return to:

Oregon Motorsports Manufacturing, Inc.
HCR4 45044

Alturas, California 96101

NAME, ADDRESS, ZIP

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

Oregon Motorsports Manufacturing, Inc.
HCR4 45044

alturas, California 96101

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Coon this 8th day of Sept. A.D. 19 92
at 11:01 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 22897.

Evelyn Biehn, County Clerk

By Douglas M. Hunsdale

Deputy.

Fee, \$30.00