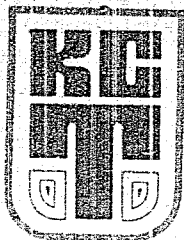


77029

03-03-94A11:19 RCVD
KLAMATH COUNTY TITLE COMPANY

Volume 94 Page 6717

K-46222

STATUTORY WARRANTY DEED (Individual or Corporation)

CITY OF KLAMATH FALLS, OREGON, A MUNICIPAL CORPORATION

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

Lots 5, 6, 7, Block 1, College Industrial Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030

The true consideration for this conveyance is \$ 270,000.00 (Here comply with the requirements of ORS 92.007)

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 3rd day of March 19 94

resolution of its board of directors.

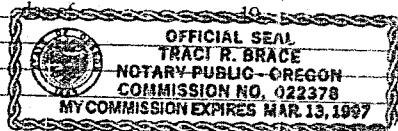
If a corporate grantor, it has caused its name to be signed by
CITY OF KLAMATH FALLS, OREGON, A MUNICIPAL CORPORATION

BY: TODD KELLSTROM

TODD KELLSTROM, MAYOR

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19____
by _____



Notary Public for Oregon
My commission expires:

After recording return to:

Oregon Motorsports Manufacturing, Inc.
P.O. Box 5171
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Oregon Motorsports Manufacturing, Inc.
P.O. Box 5171
Klamath Falls, Oregon 97601

OTIC 508

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of KLAMATH ss.

The foregoing instrument was acknowledged before me
this 25th day of February 19 94

by Todd Kellstrom, Mayor and
by _____

of the City of Klamath Falls,
a corporation, on behalf of the corporation.

Traci R. Brace

Notary Public for Oregon
My commission expires:

03/13/97

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co
on this 3rd day of March A.D., 19 94
at 11:19 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 6717

Evelyn Riehn, County Clerk

By Traci R. Brace

Fee, \$30.00

Deputy.