

KLAMATH COUNTY TITLE COMPANY

K-47206

STATUTORY WARRANTY DEED
 (Individual or Corporation)

OREGON RACING PRODUCTS, INC

conveys and warrants to ANESTI AUDEH, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATION AND RESTRICTIONS OF RECORD, RIGHTS OF WAY 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 \$ 25,000.00 (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 FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

DATED this 3 day of OCTOBER 19 94 If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

[Signature]
 OREGON RACING PRODUCTS, INC.

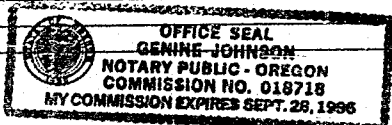
CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 3rd day of October 19 94
 by Walter Giavia and

by _____
 of Oregon Racing Products, Inc.

a corporation, on behalf of the corporation.



Notary Public for Oregon
 My commission expires:

Notary Public for Oregon
 My commission expires: 9/28/96

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ANESTI AUDEH
 7255 So. 6th Street
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

ANESTI AUDEH
 7255 So. 6th Street
 Klamath Falls, OR 97601

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A tract of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly boundary of the New Dalles-California Highway, said point being South 89°49' East 799.0 feet to the Westerly boundary of said highway and South 11°36' East along said boundary 1056.29 feet from the West quarter corner of said Section 7; thence North 11°36' West along the Westerly boundary of said Highway 100 feet; thence South 78°24' West, 27 feet; thence South 11°36' East 13 feet; thence South 78°24' West 73.15 feet; thence South 11°36' East 87 feet to an existing iron monument, which is the most Southerly corner of that parcel of land described in Deed Volume 266 page 322, Deed records of Klamath County, Oregon; thence North 69°29' West, 26 feet to an iron pin; thence South 11°36' East parallel with said highway 213.8 feet to an iron pin; thence North 78°24' East 122 feet to an iron pin on the Westerly boundary of said Highway; thence North 11°36' West along said boundary 200 feet, more or less, to the point of beginning.

TOGETHER WITH a perpetual easement and right of way over the following described strip of land:

Beginning at a point in the Northwest quarter of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is on the Westerly right of way boundary of the presently located Dalles-California Highway, which point of beginning is South 89°49' East 799 feet to the Westerly boundary of said highway, and thence South 11°36' East along said Westerly boundary a distance of 956.29 feet from the one-quarter corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the Northeast corner of that property described in Deed Volume 294 page 426, records of Klamath County, thence South 78°24' West 27 feet; thence North 11°36' West parallel to said Highway 90 feet; thence North 78°24' East 27 feet to the Highway boundary line; thence South 11°36' East along said Highway boundary line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 4th day
of Oct A.D. 19 94 at 10:49 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 30910

FEE\$35.00

Evelyn Biehn - County Clerk

By Quintess M. [Signature]