

31909
Escrow No. 94020824
Title No. 41630

12-01-94P01:55 RCVD

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ATC 41630
QUIT CLAIM DEED

The undersigned Grantor declares:

In consideration of the terms of that certain Real Estate Purchase Agreement dated May 16, 1994, made by and between the Insurance Commissioner of the State of California and Supply One, Inc. as amended August 22, 1994 and confirmed by Order of the Superior Court of the State of California for the County of Yolo, the Insurance Commissioner of the State of California, as Conservator, Rehabilitator and Liquidator of Pacific Standard Life Insurance Company and as Trustee of the Pacific Standard Life Insurance Company Asset Liquidation Trust, hereby quit claims to Steiner Klamath Investors, Inc., a Nevada Corporation, all its interest in and to the mineral and water rights he may have in that certain real property located in the County of Klamath, State of Oregon, and more fully described "Exhibit A" which is attached hereto and incorporated herein as if fully set forth.

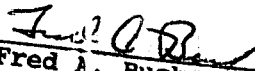
Previous to the date of the execution of this Deed, the Grantor has not conveyed the same rights or interests in the property to any person other than the Grantee.

This Quit Claim Deed is made for the protection and benefit of Steiner Klamath Investors, Inc., its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of November, 1994. This instrument is signed and delivered by authority of the Insurance Commissioner of California as Trustee of the PSLIC Asset Trust, and is the free and voluntary act of the undersigned on behalf of the Commissioner, acting as the Trustee of the PSLIC Asset Trust, and solely in the Official Capacity of the Commissioner and Trustee and not individually.

GRANTOR:

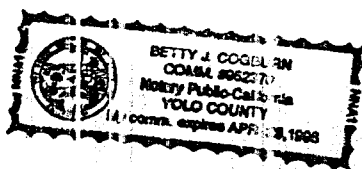

Fred A. Buck
Manager for the Trustee

STATE OF CALIFORNIA)
COUNTY OF YOLO)

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On November 29, 1994, before me, Betty J. Cogburn, Notary Public, personally appeared Fred A. Buck, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



Betty J. Cogburn
Betty J. Cogburn, Notary Public

GRANTEE'S NAME AND ADDRESS:

Steiner Klamath Investors, Inc.
c/o Pierre A. Hascheff
One East Liberty Street, Suite 614
Reno, NV. 89501

After Recording Return to:

Ms. Dana Von Stetina
Stewart Title of Carson City
111 West Proctor Street
Carson City, Nevada 89703

EXHIBIT "A"

PARCEL 1:

All that portion of Lot 70, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Southerly line of South Sixth Street as the same is presently located and constructed, at its intersection with a North-South line parallel with and 390 feet West of the East line of said Lot 70; thence South along said line a distance of 694.42 feet, more or less, to a point 17.5 feet East of the Southeast corner of tract of land conveyed by Marshall E. Cornett et ux., to Signal Oil Company by Deed recorded August 28, 1946 in Volume 194 at Page 435, Deed Records of Klamath County, Oregon, said point being the true point of beginning of this description; thence continuing South on said North-South line a distance of 280.7 feet, more or less, to the Northerly right of way line of the O.C. & E. Railroad; thence North 66 degrees 51' 15" West along said right of way line a distance of 156.65 feet to the Southwest corner of tract conveyed by Klamath Pine Lumber Co. to Marshall E. Cornett, et ux., by Deed recorded August 24, 1937, in Volume 111, Page 399, Deed Records of Klamath County, Oregon; thence North along West line of last described tract, a distance of 275 feet, more or less, to a point of intersection with the Westerly right of way line of Spur tract described as Parcel 2 in Deed to Richfield Oil Corporation, recorded June 24, 1941 in Volume 139 at Page 63, Deed Records of Klamath County, Oregon; thence Southeasterly along a 11 degree 30' curve to the left a distance of 52.5 feet, more or less, to its intersection with the South line, extended Westerly, of aforementioned tract conveyed to Signal Oil Company by Deed recorded in Volume 194 at Page 435; thence East along the South line and South line extended of last mentioned Parcel a distance of 139.6 feet, more or less, to the point of beginning.

LESS AND EXCEPTING a 17 foot strip deeded to Richfield Oil Company for a spur tract by Deed recorded in Volume 139 at Page 63, Deed Records of Klamath County, Oregon.

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EXHIBIT "A" CONTINUED

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ALSO all that portion of Lot 70, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the South line of Sixth Street at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 706.5 feet; thence West 17.5 feet; thence North along a North and South line 407.5 feet West of the East line of Lot 70 a distance of 718.43 feet to the intersection of said line with the South line of Sixth Street; thence Southeast along said street line 21.2 feet to the point of beginning.

LESS AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission by Warranty Deed recorded March 28, 1942 in Volume 146 at Page 260, Deed Records of Klamath County, Oregon

PARCEL 2:

All that portion of Tracts 69 and 70, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

A strip of land 390 feet wide, East and West, bounded on the North by the Dallas-California Highway, on the South by the Northerly line of Oregon, California and Eastern Railway, on the East by the East line of Tracts 69 and 70 of Enterprise Tracts, and on the West by a line drawn parallel to and distant 390 feet West from the East boundary above described.

LESS AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission by Warranty Deed recorded August 7, 1943 in Volume 157 at Page 360, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3909-4AA TL 6000
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Dec A.D., 19 94 at 1:55 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 36728
FEE \$45.00
By Evelyn Biehn County Clerk
By Pauline Mulendore