

KLAMATH COUNTY TITLE COMPANY

K-48233

STATUTORY WARRANTY DEED

(Individual or Corporation)

ADMINISTRATIVELY CONSOLIDATED BANKRUPTCY ESTATE OF THENA, INC.
 FOR OREGON RACING PRODUCTS, INC., FORMERLY OREGON MOTORSPORTS
 MANUFACTURING, INC.

conveys and warrants to DARYL J. KOLLMAN AND MARTA C. KOLLMAN, HUSBAND AND WIFE . Grantor,
 . Grantee.

the following described real property in the County of KLAMATH and State of Oregon.

Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 1, Tract 1174-College
 Industrial Park, according to the official plat thereof on file in
 the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations 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.
 2. Trust Deed, including the terms and provisions thereof, dated December 21, 1993, recorded December 22, 1993, in Volume M93 page 34289, Mortgage records of Klamath County, Oregon, in favor of the City of Klamath Falls, Oregon, a Municipal corporation, which Trust Deed Grantees herein agree to assume and pay according to the terms and provisions contained therein.
 3. Trust Deed, including the terms and provisions thereof, dated March 1, 1994, recorded March 3, 1994, in Volume M94 page 6718, Mortgage records of Klamath County, Oregon, in favor of the City of Klamath Falls, Oregon, a Municipal corporation, which Trust Deed Grantees herein agrees to assume and pay according to the terms and provisions contained therein.
- This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 1,050,000.00 (Here comply with the requirements of ORS 93.030*).

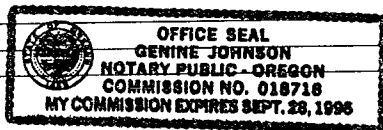
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 16th day of August 19 95 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Gary Thompson U. Pr.
 THENA, INC., Vice President
 Gary Thompson

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 16th day of August 19 95
 by GARY THOMPSON and
Vice President
 of THENA, INC.
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires:

STATE OF OREGON, ss.
 County of Klamath

After recording return to:
 DARYL J. KOLLMAN/MARTA C. KOLLMAN
 1300 MAIN STREET
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 DARYL J. KOLLMAN/MARTA C. KOLLMAN
 1300 MAIN STREET
 KLAMATH FALLS, OR 97601

Filed for record at request of:

Klamath County Title Company
 on this 16th day of August A.D., 19 95
 at 3:27 o'clock P.M. and duly recorded
 in Vol. M95 of Deeds Page 21805
 Bernetha G. Letsch County Clerk
 By Annette Mueller
 Deputy.

Fee, \$30.00