

## DEED

This fee simple deed was executed on 8. Sept. 1995, by and between NEW PRIME, INC., P.O. Box 4208, Springfield, Missouri, 65803, a Corporation organized and existing under the laws of the State of Nebraska, (hereinafter "Grantor"), and KLAMATH AND MODOC TRIBES AND YAHOSKIN BAND OF SNAKE INDIANS [known as the KLAMATH TRIBES], P.O. Box 436, City of Chiloquin, County of Klamath, State of Oregon, 97624 (hereinafter "Grantee").

In consideration of Grantee giving Grantor the exclusive right, for seven (7) years, to manage and control the Gaming Facility to be built on land being conveyed, Grantor conveys to the Grantee all of the bounded and described real property, situated in the County of Klamath, State of Oregon: A parcel of property in Government Lots 23 and 28, Section 16, Township 35 South, Range 7 East, W.M., Klamath County, Oregon, more particularly described as follows:

"Beginning at the Northeast corner Government Lots 23, at a 5/8" rebar with a plastic cap, stamped R. Scott S&S Survey, Prop. Cor. PLS 2265, from which the 1/4 corner of Section 15 & 16, Township 35 South, Range 7 East, W.M., bears N 89-33-01 E, 1297.60 feet; thence along the North Line of Government Lot 23 S 89-33-01 W, 905.95 feet to the East Right of Way line of U.S. Highway 97, 50.00 from the center line, to 5/8" rebar with plastic cap, stamped as said; thence along said Right of Way line S 03-47-54 W, 743.27 feet, to a 5/8" rebar with cap; thence S 88-44-24 E, 20.00 feet, to a 5/8" rebar with cap along the East Right of Way Line of U.S. Highway 97, 70.00 feet from center line; thence along said Right of Way S 03-27-20 W, 187.70 feet, to a 5/8" rebar with plastic cap, stamped as said; thence East, 949.96 feet, to a 5/8" rebar with plastic cap, stamped as said; thence N 00-08-48 W, 267.17 feet, to a 1/2" iron pin; thence N 00-10-08 W, 669.31 feet, to the point of the beginning, containing 20 acres, more or less."

FEE SIMPLE DEED  
PAGE 1 OF 3

GRANTOR'S INITIALS

The KLAMATH TRIBES  
P.O. Box 398  
Chiloquin, OR 97624

210.02

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Grantee, and Grantee's heirs and assigns.

It is the intent of the Grantor and the Grantee that all of the terms and conditions of the attached Management Agreement are incorporated into this fee simple deed.

It is further the intent of the Grantor and the Grantee that all contractual rights under the Management Agreement are not extinguished by the execution of this Deed and are not merged into this fee simple deed.

Until a change is requested, all tax statements shall be sent to the following address: Klamath Tribes, P.O. Box 436, Chiloquin, Oregon, 97624.

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 O.R.S. 30.930.

I certify the truth of the statement in consideration above.

In witness whereof, Grantor has caused this deed to be subscribed by its President, Robert E. Low, and its corporate seal to be affixed and attested by its Secretary, Lawrence Low, on 9/8, 1995.

New Prince Inc.

by:

President

*ll*

In Witness Whereof, I affix  
the Corporate Seal

by: \_\_\_\_\_, Secretary

Signed, sealed and delivered in the presence of and who also witnessed:  
(1) the filling in of dates in deed; (2) the filling in of name of the Corporate  
President and Secretary, and (3) the filling in of the names and addresses of  
witnesses.

Art Cuntis

Witness Signature

Witness Name: Art Cuntis

Witness Address: 1340 Woodhurst  
Sprf. Mo.

Deborah Lee Krueger

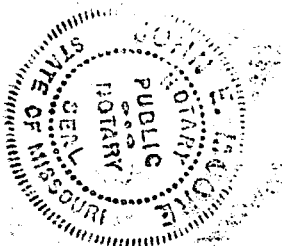
Witness Signature

Witness Name: Deborah Lee Krueger

Witness Address: 204 W. Farm Road 26  
Pleasant Hope MO  
65725

STATE OF MISSOURI )  
County of Greene ) ss.

SIGNED AND SWORN or AFFIRMED to before me on this 8th day of  
September, 1995, by Robert E Low and Lorwana Low.



FEE SIMPLE DEED  
PAGE 3 OF 3

John E Moore  
NOTARY PUBLIC in and for the  
State of Missouri  
My Commission Expires: 2/6/99

GRANTOR'S INITIALS ll

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of The Klamath Tribe the 15th day  
of Sept A.D., 19 95 at 2:32 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 25033.

FEE \$40.00

By Annette Mueller  
Bernetha G. Letsch, County Clerk