

After Recording Return To:

Allen Ezell
P O Box 7432
Klamath Falls OR 97602

Until a Change is Requested,
Mail Tax Statements To:
Allen Ezell
PO Box 7432
Klamath Falls, OR 97602

BARGAIN AND SALE DEED - STATUTORY FORM

Oregon Racing Products, Inc., Grantor, hereby conveys to Allen Ezell, Buyer, the real property described on attached Exhibit A.

The true consideration for this conveyance is \$3,000. Buyer also assumes all real property taxes due on the property. This includes the \$25,479.04 currently due and any taxes due for the current tax year.

Buyer, his successors and assigns hereby covenant that they shall not prosecute any and all claims they have against Grantor relating in any way to any Hazardous Substance on the Property. This covenant shall run with the land and shall be binding on all successive owners of the land.

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.

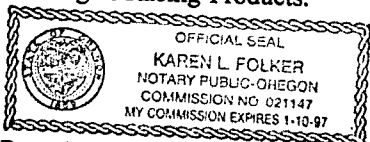
Dated this 5th day of April, 1996.

Oregon Racing Products, Inc.

By: Jim Miller
Jim Miller, President

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on April 5th, 1996 by Jim Miller, President of Oregon Racing Products.



Karen L. Folker
Notary Public for Oregon
My Commission Expires: 1/10/1997

Bargain and Sale Deed - Statutory Form

Bulk Plant

PARCEL II

(Klamath County Reference No. 531071)

DESCRIPTION:

All of that portion of Lot 70, ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the Southerly 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 358.7 feet and West 17.5 feet to an iron pipe which is the True Point of Beginning; thence West 109.97 feet to an iron pipe; thence South 295.3 feet to an iron pipe; thence on an 11 degree 30' curve to the left a distance of 52.5 feet more or less to an iron pipe; thence East a distance of 107.71 feet to an iron pipe; thence North a distance of 347.8 feet to the True Point of Beginning, containing approximately 38,430 square feet. All as shown on Signal Oil Company Drawing C-944, dated April, 1946.

An easement and right of way over and across that certain property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as: All that portion of Lot 70 of ENTERPRISE TRACTS, Klamath County, 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, for the purpose of ingress and egress from that certain parcel of land described in Parcel I herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 16th day
of April A.D., 19 96 at 2:52 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 10586

FEE \$35.00

Bernetha G. Letsch, County Clerk
By *C. J. Russell*