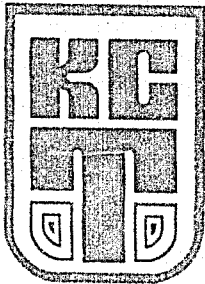


32539



KLAMATH COUNTY TITLE COMPANY

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K-49601-D

STATUTORY WARRANTY DEED
(Individual or Corporation)

THE EDGAR VIETS CHARITABLE REMAINDER UNITRUST

conveys and warrants to OLD STRATFORD L.L.C., "A NEVADA LIMITED LIABILITY COMPANY", Grantor.the following described real property in the County of Klamath and State of Oregon.

A portion of Tracts 36 and 43 Enterprise Tracts, City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly line of Shasta Way, South 0°00½' East 73 feet and North 89°54' East 280 feet from the section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°00½' East parallel with the West line of said Tract 43 along the East line of the tracts of land described in 2 deeds recorded in Deed Volume 255 at page 261 and Deed Volume 255 at page 613, 659.44 feet to the Northeast line of Pershing Way; thence South 55°50½' East 277.99 feet along said Northeasterly line of Pershing Way; thence North 0°00½' West 820 feet more or less to the Southerly line of Shasta Way; thence South 89°54' West 230 feet to the point of beginning.

97 FEB -7 P 1:02

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: 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.

The true consideration for this conveyance is \$ 900,000.00 (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 1st day of November 1996. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

THE EDGAR VIETS CHARITABLE REMAINDER UNITRUST

BY: Stephen R. Gardner
STEPHEN R. GARDNER, TRUSTEE

Idaho

STATE OF ~~INDIANA~~ County of ADA ss.

The foregoing instrument was acknowledged before me
this 25th day of November 1996
by Stephen R. Gardner

Deborah G. Lines
Notary Public for Oregon
My commission expires: 2-3-98

After recording return to:

OLD STRATFORD L.L.C.
17400 S.W. UPPER BOONES, SUITE 240
PORTLAND, OREGON 97224
NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____

by _____ and
by _____
of _____

a corporation, on behalf of the corporation.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title
on this 7th day of February A.D., 1997
at 1:02 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 3844

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.