

HAROLD MOATES AND MARIA MOATES, TRUSTEES OF THE PINTAIL COMPANY, A BUSINESS TRUST.

Grantor(s) hereby grant, bargain, sell and convey to:

ALLEN MOATES,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7100 Hwy 97 South, Klamath Falls, OR 97601

Dated this 14th day of August, 1997

Harold Moates - Trustee
Harold Moates, Trustee

Maria Moates - Trustee
Maria Moates, Trustee

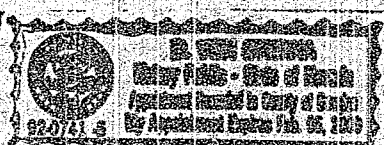
STATE OF Nevada

SS. August 18, 1997

COUNTY OF Carson City

Personally appeared the above named Harold Moates and Maria Moates, Trustees
of the Pintail Company, a Business

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dana VanSteen
Notary Public for Douglas County
My commission expires February 5, 2000

ESCROW NO. MT41953-KR

Return to:

Allen Moates

7100 Hwy 97 South

Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lots 10 and 11 of Section 18 and of Lots 7 and 8 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the left bank of the Klamath River at low water mark; which is North 78 degrees West of the Southeast corner of Lot 7, Section 19, Township 39 South, Range 9 East of the Willamette Meridian, running thence South 78 degrees East 4.15 chains to a stone marked "x" in the West line of the Lot 7 aforesaid; thence South 78 degrees East to the intersection of the center line of the Weed-Klamath Falls Highway, as the same is described in a right of way deed from Weyerhaeuser Timber Company to Klamath County, Oregon, dated November 28, 1934, with the Southerly boundary line of that part of said Lot 7 conveyed by Ed Sutton and wife and Mary J. Sutton to Weyerhaeuser Timber company by a deed dated February 17, 1923 and recorded in Book 59, Page 548, Deed Records of Klamath County, Oregon, and which intersection is designated as Engineer's center line station 106+80.6; thence Northwesterly along the said center line, as the same is described in said easement, to its intersection with the low water mark on the left bank of the Klamath River, and which is designated as Engineer's center line station 80+47; thence along said low water mark down stream to the place of beginning.

EXCEPTING THEREFROM any portion lying within Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon.

AND EXCEPTING THEREFROM that portion lying within the plat of Midland Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND EXCEPTING THEREFROM the Westerly 100 feet thereof, being that strip of land 100 feet in width parallel to and adjacent to the said low water mark on the left bank of said Klamath River in said above described portion of Lots 10 and 11 of Section 18, and Lots 7 and 8 of Section 19.

It being the intention to include all of those portions of said Lots 7 and 8 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, acquired by Weyerhaeuser Timber Company from Ed Sutton and wife and Mary J. Sutton by a deed dated February 17, 1923 and recorded in Block 59, Page 548, Deed/Records of Klamath County, Oregon, which lies West of the center line of said Weed-Klamath Falls Highway, as hereinbefore referred to, BUT EXCEPTING THEREFROM said above described 100 foot strip of land and ALSO EXCEPTING THEREFROM that parcel conveyed to the Department of Transportation, Highway Division, in Book M92, Page 25384.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Averirille the 20th day
of August A.D. 1997 at 11:29 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 27321

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Roer