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STATUTORY WARRANTY DEED

I.F. RODGERS AND SONS, A PARTNERSHIP CONSISTING OF I.F. RODGERS, LORRAINE G. RODGERS, RUSSELL R. RODGERS AND RADLEY R. RODGERS
conveys and warrants to K. MARK NELSON, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
TOWNSHIP 39 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN

SECTION 27: GOVERNMENT LOTS 7, 8 AND 9
SECTION 34: GOVERNMENT LOTS 3 AND 4, ALL THAT PORTION OF THE NE1/4 NE1/4 LYING
WESTERLY OF LOST RIVER; SW1/4 NE1/4; E1/2 NW1/4; SW1/4 NW1/4; EXCEPT THE WEST 60
FEET THEREOF AND THAT PORTION LYING NORTHWESTERLY OF THE U.S.B.R. DRAIN; NE1/4
SW1/4; THE EAST 30 FEET OF THE SE1/4 SW1/4; NE1/4 SE1/4 LYING WESTERLY OF LOST
RIVER; AND THE NW1/4 SE1/4.
SECTION 35: GOVERNMENT LOTS 10 AND 11

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

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 consideration for this conveyance is \$ 725,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of April 19 98

I.F. Rodgers
I.F. RODGERS

Lorraine G. Rodgers
LORRAINE G. RODGERS

Russell R. Rodgers
RUSSELL R. RODGERS

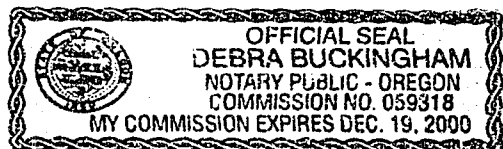
Radley R. Rodgers
RADLEY R. RODGERS

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 23rd day of April, 1998, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
I.F. RODGERS, RUSSELL R. RODGERS AND LORRAINE G. RODGERS, FOR HERSELF AND
AS ATTORNEY IN FACT FOR RUSSELL R. RODGERS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Debora Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K51867S
Escrow No. K51867S

After recording return to:
K. MARK NELSON, TRUST
12211 PEAR LANE
WILTON, CA 95693
Name, Address, Zip
Until a change is requested all tax statement shall be sent
to the following address.
K. MARK NELSON, TRUST
12211 PEAR LANE
WILTON, CA 95693
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 28th day of April A.D., 1998
at 9:36 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 13945

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.