

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
The Nature Conservancy
Boulder Satellite Office
2050 Broadway, Suite 230
Boulder, Colorado 80302
Attn: Regional Attorney

FOR REGULAR TAX NOTICES:
The Nature Conservancy
Oregon Field Office
821 SE 14th Avenue
Portland, OR 97214

ASPERO040982436
General Warranty Deed

THE GRANTOR, CORNERSTONE OIL COMPANY, a California corporation, whose mailing address is 1440 Veteran Avenue, #544, Los Angeles, California 90024, conveys and warrants to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, whose address is 4245 N. Fairfax Drive, Arlington, Virginia 22203-1606, GRANTEE, the following described property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

All right, title and interest in and to those certain interests in minerals, and any incidents and appurtenances belonging to Grantor, which mineral interests are appurtenant to real property described in Exhibit A attached hereto and made a part hereof.

WITH WARRANTY COVENANTS.

The true consideration for this conveyance is \$1,056.

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its successors and assigns forever.

Grantor covenants and warrants that it is lawfully seized and possessed of the property aforesaid and has the full right, power and authority to execute this conveyance, and that said property is free and clear of all liens, claims or encumbrances, except as shown above, and that it will defend the title to the property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

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.

45078

Dated December 4, 1998.

GRANTOR:

CORNERSTONE OIL COMPANY, a California corporation.

By: Peter Pochna
Peter Pochna
President

CALIF.
STATE OF ~~OREGON~~)
) ss.
COUNTY OF L.A.)

On this 4 day of 12, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Peter Pochna, as President of Cornerstone Oil Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of Cornerstone Oil Company.

WITNESS my hand and official seal.

Signature Ali Golbad

My Commission Expires: _____



EXHIBIT "A"

45079

The following described property in the County of Klamath,
State of Oregon:

Township 33 South, Range 13 East, Willamette Meridian:

Section 2: S2 NW4; Lots 3 & 4	163.320/81.660
Section 3: S2 NE4; Lots 1 & 2; SE4 NW4; Lot 3	245.790/122.895
Section 4: SW4	160.000/80.000
Section 10: E2	320.000/160.000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 9th day
of Dec A.D., 19 98 at 3:24 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 45077.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross