



WARRANTY DEED

ASPEN TITLE ESCROW NO. 04046449

AFTER RECORDING RETURN TO:
 C-3 INVESTMENTS INC., an Oregon
2129 NW Northrup #8
Portland, OR. 97210

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

BADOREK ENTERPRISES, a Partnership, consisting of WALTER C. BADOREK and SHARON BADOREK, hereinafter called GRANTOR(S), convey(s) and warrants to C-3 INVESTMENTS INC., an Oregon Corporation, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$1,290,476.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of February, 1999.

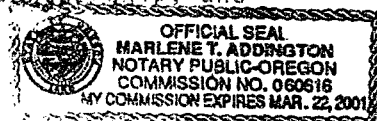
BADOREK ENTERPRISES, a Partnership

BY: Walter C. Badorek Partner BY: Sharon Badorek Partner
 WALTER C. BADOREK, PARTNER SHARON BADOREK, PARTNER
Walter C. Badorek Sharon Badorek
 WALTER C. BADOREK SHARON BADOREK

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 26th day of February, 1999, by Walter C. Badorek and Sharon Badorek, partners on behalf of Badorek Enterprises, a partnership, and for themselves individually.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My commission expires: March 22, 2001



45'

EXHIBIT "A"

PARCEL 1:

Lots 9 and 10, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Lots 8 and 11, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 3:

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 32 and 33, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

ALSO part of Lot 30, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 30, Block 4, SIXTH STREET ADDITION; thence Southeasterly along alley parallel to Sixth Street a distance of 11.71 feet; thence Southwest at right angles to alley 17.25 feet to the Westerly line of Lot 30; thence Northerly along West line of Lot 30, 20.86 feet to the point of beginning, being a portion of Lot 30, Block 4, Sixth Street Addition.

Part of Lot 30, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner Lot Lot 30, Block 4, Sixth Street Addition; thence Southeasterly along the Northeasterly line of said lot, 11.71 feet to the true point of beginning; thence Southeasterly along said lot line 33.28 feet; thence South 34 degrees 07 1/2' West 17.25 feet to the South line of said lot; thence Westerly along the South line to its intersection with the Southeasterly line of Lot 31, Block 4, Sixth Street Addition; thence North 34 degrees 07 1/2' East 17.25 feet to the point of beginning.

All that portion of Lot 31, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPT that part conveyed to Alfred D. Collier and V. E. O'Neill by deed dated December 9, 1937, recorded December 14, 1937 in Book 113 at Page 347, Deed Records of Klamath County, Oregon, described as follows:

Continued on next page

EXHIBIT "A" CONTINUED

Beginning at a point in line marking the Southwesterly boundary of said Lot 31, 55 feet Southeasterly from the most Westerly corner of said Lot 31; thence at right angles to the center line of South Sixth Street (The Dalles-California Highway) as the same is now located and constructed Northeasterly 33.63 feet, more or less, to a point in the Easterly boundary of said Lot 31; thence Southerly along the said Easterly boundary of said Lot 40.63 feet, more or less, to the Southeasterly corner of said Lot 31; thence Northwesterly along the above mentioned Southwesterly boundary of said Lot 31, 22.80 feet, more or less, to the point of beginning.

Part of Lot 802, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Easterly boundary of Lot 31, Block 4, SIXTH STREET ADDITION from which the Southeasterly corner of said lot bears South 0 degrees 00 1/2' East 40.63 feet distant; running thence North 34 degrees 07 1/2' East at right angles to the center line of Sixth Street (The Dalles-California Highway) as now located to the South line of Lot 30, Block 4, of said Addition; thence West on said South line of Lot 30 to its intersection with the Southeasterly line of Lot 31, Block 4, said addition; thence South 0 degrees 00 1/2' East on said Southeasterly line of Lot 31 to the point of beginning.

ALSO beginning at the Northeast corner of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence South 0 degrees 00' 30" East along the East line of said Section 4, 862.01 feet; thence West 29.92 feet to an iron pipe marking the former intersection of the North line of South Sixth Street and the West line of Washburn Way, which iron pipe is a distance of 29.52 feet at right angles from the center line of the Klamath Falls Lakeview Highway at Engineers Station 15+58.91; and continuing thence from said iron pipe North 0 degrees 00' 30" West 62.53 feet along the West line of Washburn Way to the true beginning point of the description; running thence from said true beginning point North 0 degrees 00' 30" West 58.42 feet along the West line of Washburn Way to the South line of the alley in Block 4 of the Sixth Street Addition; thence North 55 degrees 50' 30" West along the South line of said alley 136.30 feet to the Northeasterly corner of that tract of land heretofore conveyed to W. Badorek and Nellie Badorek by Alfred D. Collier et ux., and V. E. O'Neill et ux., by deed recorded in Book 113 at Page 349, Deed Records of Klamath County, Oregon; thence South 34 degrees 09' 30" West along the Easterly line of said tract of land and the Westerly line of that certain tract of land conveyed to Alfred D. Collier and V. E. O'Neill by W. Badorek and Nellie Badorek and recorded in Book 113 at Page

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EXHIBIT "A" CONTINUED

347, Deed Records of Klamath County, Oregon, a distance of 89.55 feet to the Northerly right of way line of the Klamath Falls Lakeview State Highway as the same is presently constructed; thence along said Northerly right of way line on an 80 foot radius curve left (the long chord of which bears South 60 degrees East 11.60 feet) a distance of 11.61 feet; thence South 64 degrees 09' 30" East 150.70 feet; thence on a twelve foot radius curve left (the long chord of which bears North 57 degrees 55' East 20.34 feet) a distance of 24.26 feet to the true point of beginning.

SAVING AND EXCEPTING any portion thereof conveyed to State of Oregon, by and through its State Highway Commission, by Deeds recorded August 3, 1943 in Book 157 at Page 285, and June 5, 1946 in Book 190 at Page 237, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING any portion conveyed to State of Oregon, by and through its State Highway Commission, by Deed recorded July 23, 1942 in Book 148 at Page 508, and in Book 146 at Page 181, all in Deed Records of Klamath County, Oregon.

PARCEL 4:

Lots 34, 35, 36, 37, 38, 39 and the Easterly 1/4 of Lot 40, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded March 28, 1942 in Book 146 at Page 264, by deed recorded April 3, 1942 in Book 146 at Page 379, and by deed recorded February 1, 1945 in Book 173 at Page 97, all in Deed Records of Klamath County, Oregon.

CODE 1 MAP 3909-4AA TL 2500
 CODE 1 MAP 3909-4AA TL 2600
 CODE 1 MAP 3909-4AA TL 2700
 CODE 1 MAP 3909-4AA TL 2800
 CODE 1 MAP 3909-4AA TL 2900
 CODE 1 MAP 3909-4AA TL 3000
 CODE 1 MAP 3909-4AA TL 3100
 CODE 1 MAP 3909-4AA TL 3200
 CODE 1 MAP 3909-4AA TL 5200
 CODE 1 MAP 3909-4AA TL 5300

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of ASPEN TITLE & ESCROW the 26th day
 of FEB A.D., 1999 at 2:09 o'clock P M., and duly recorded in Vol. M99
 of DEEDS on Page 6875

FEE \$45.00

Linda Smith, County Clerk

by Kathleen Ross