



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049186

AFTER RECORDING RETURN TO:
THE BONANZA PARTNERSHIP
C/O NELSON E. SOMERS SR.

2777 W. Young Rd.
Elkton, CA 93015

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

GARY B. WILLIAMS and KATHLEEN M. WILLIAMS, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to THE
BONANZA PARTNERSHIP, a partnership consisting of Nelson E.
Somers, Sr., Barbara A. Somers, Nelson E. Somers, Jr.,
Christopher L. Somers, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

THIS DEED IS ALSO INTENDED TO ELIMINATE AND FULFILL THAT CERTAIN
MEMORANDUM OF OPTION DATED APRIL 4, 1994, AND RECORDED APRIL 5,
1994 IN BOOK M-94, PAGE 9930, KLAMATH COUNTY OFFICIAL RECORDS.

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 those Item Nos. 1
through 11 in the attached Exhibit "B", and "Grantors make no
warranties express or implied as to the condition to the above
described property and Grantee takes the above described
property in "AS IS" condition. "Grantors reserve the exclusive
right of possession of the above described real property for 89
days from the date of this deed, thereafter Grantee shall have
the exclusive right to possession".

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
\$150,000.00.

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 16th day of July, 1999.

Gary B. Williams
GARY B. WILLIAMS

Kathleen M. Williams
KATHLEEN M. WILLIAMS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 19th
day of July, 1999, by Gary B. Williams and Kathleen M. Williams.

Before me:
Notary Public for Oregon

MY COMMISSION EXPIRES: 11/15/2000

Continued on next page

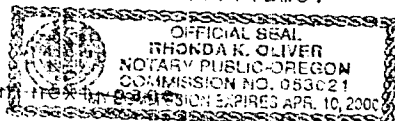


EXHIBIT "A"

28992

A tract of land situated in the NE 1/4 SE 1/4 of Section 7, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one inch iron pin, marking the East one-fourth corner of said Section 7; thence North 89 degrees 23' West a distance of 300.00 feet to a 5/8 inch iron pin; thence South 00 degrees 11' West parallel with the East line of said Section 7 a distance of 726.00 feet to a 5/8 inch iron pin; thence South 89 degrees 23' East a distance of 300.00 feet to a 5/8 inch iron pin located on the East line of said Section 7; thence North 00 degrees 11' East along the East line of said Section 7 a distance of 726.00 feet to the point of beginning.

CODE 56 MAP 3912-700 TL 500

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

6. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

NOTE: Grantee takes the above described real property subject to any such taxes, interest and penalties.

7. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

8. This property lies within and is subject to the levies and assessments of the Fire Patrol District.

9. Regulations, including the power to acquire rights of ways and easements, and to levy assessments of the Horsefly Irrigation District.

10. An easement created by instrument, including the terms and provisions thereof,

Recorded : June 18, 1918
Book : 49
Page : 264
In favor of : The Horsefly Irrigation District
For : Ingress and egress

11. An easement created by instrument, including the terms and provisions thereof,

Recorded : June 9, 1941
Book : 138
Page : 413
In favor of : Pacific Power and Light Company
For : Right of Way

State of Oregon, County of Klamath
Recorded 7/20/99, at 3:12 p. m.

In Vol. M99 Page 28991

Linda Smith

County Clerk

Fee \$ 40 - KA