

H. R. SCHLECHT and DELLA SCHLECHT as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
W.C. RANCH, INC., an Oregon corporation,
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

ACCT#4010-01600-00600	KEY#97843
ACCT#4010-02100-00200	KEY#98977
ACCT#4010-02100-00200	KEY#878430
ACCT#4010-02100-00500	KEY#587993
ACCT#4010-02100-00500	KEY#98922

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:

RESERVING UNTO the Grantors named herein a "LIFE ESTATE". This Life
Estate is limited only to the Grantors named herein.

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 225,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 17356 HILL RD., KLAMATH FALLS, OR 97603

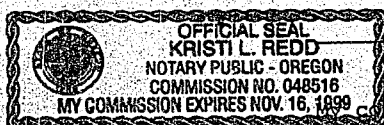
Dated this 5th day of November, 1999.

H. R. Schlecht
H. R. SCHLECHT

Della Schlecht
DELLA SCHLECHT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 5, 1999 by H.R.
SCHLECHT AND DELLA SCHLECHT.



Kristi L. Redd
(Notary Public for Oregon)

Commission expires 11/16/99

ESCROW NO. MT49682-KR

Return to:

W.C. RANCH, INC., an Oregon corporation
17356 HILL RD.
KLAMATH FALLS, OR 97603

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EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 of the SW1/4 of Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and Government Lots 6 and 7, the W1/2 of the NE1/4, and the NE1/4 of the NW1/4, of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said Government Lot 8 described as follows:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305+13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78 degrees 46' 32" East 64.3 feet; thence South 32 degrees 22' East 440.4 feet; thence South 89 degrees 56' East 133.1 feet; thence from said point of beginning South 78 degrees 46' 32" West 286 feet, more or less, to the Easterly shore line of Lost River.

AND ALSO EXCEPTING THEREFROM...

That portion of Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of Lost River, Westerly of the USBR G Canal and Northerly of the North line of the following described parcel:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305+13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78 degrees 46' 32" East 64.3 feet; thence South 32 degrees 22' East 440.4 feet; thence South 89 degrees 56' East 133.1 feet; thence from said point of beginning South 78 degrees 46' 32" West 286 feet, more or less, to the Easterly shore line of Lost River.

State of Oregon, County of Klamath
Recorded 11/03/99, at 3:28 p.m.
In Vol. M99 Page 44628
Linda Smith,
County Clerk Fees 35.00