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200 APR 14 PM 3:18

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SEE EXHIBIT "A" ATTACHED

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

TRAIN MOUNTAIN RAILROAD MUSEUM

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$125,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, it not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of April, 2000; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

BY: John L. White II VP
Klamath Valley Botanicals, Inc.BY: John L. White II VP
Brown Resources, Inc.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 14, 2000

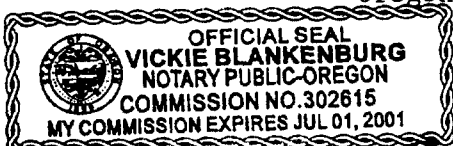
by This instrument was acknowledged before me on April 14, 2000

by John L. White, II,

as Vice President

of Klamath Valley Botanicals, Inc. AND Brown Resources, Inc. both

Oregon Corporations

Vickie Blankenburg
Notary Public for Oregon
My commission expires 7-01-2001Klamath Valley Botanicals, Inc.
Brown Resources, Inc.

Grantor's Name and Address

Train Mountain Railroad Museum
36941 S. Chiloquin Road
Chiloquin, Or 97624

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Train Mountain Railroad Museum
36941 S. Chiloquin Rd
Chiloquin, Or 97624Until requested otherwise send all tax statements to (Name, Address, Zip):
SameSPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M, and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE
Deputy

EXHIBIT "A"

PARCEL 1:

KLAMATH VALLEY BOTANICALS, INC., an Oregon Corporation, an estate in fee simple.

PARCEL 2:

BROWN RESOURCES, INC., an Oregon Corporation, an estate in fee simple.

EXHIBIT "B"

PARCEL 1:

Lots 8, 9, 10, 11 and 12, Block 9, FIRST ADDITION TO CHILOQUIN,
in the County of Klamath, State of Oregon.

CODE 12 MAP 3407-34DC TL 400

CODE 12 MAP 3407-34DC TL 500

PARCEL 2:

Lots 15 and 15A, Block 9 of the Supplemental Plat of Lots 14,
15 and 16, Block 9, FIRST ADDITION TO CHILOQUIN, in the County
of Klamath, State of Oregon.

CODE 12 MAP 3407-34DD TL 2100

State of Oregon, County of Klamath
Recorded 04/14/00, at 3:18 p m.
In Vol. M00 Page 12262
Linda Smith,
County Clerk Fee\$ 31⁰⁰