

After Recording Mail To:

David P. Miller, Esq.
Stoel Rives LLP
900 SW Fifth Avenue, Suite 2600
Portland, OR 97204-1268

SPACE ABOVE THIS LINE FOR RECORDER'S USE

mtc 51072-KR

STATUTORY WARRANTY DEED

COLOMBO LAND & FARM INC., a Nevada corporation, Grantor, conveys to FORKLAMATH PROPERTIES LLC, an Oregon limited liability company, Grantee, the real property described on the attached Exhibit A free of encumbrances created or suffered by Grantor except as listed on Exhibit A.

The true consideration for this conveyance is \$600,000.

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.

DATED this 6 day of July, 2000.

GRANTOR:

COLOMBO LAND & FARM INC.

By: 

Printed Name: Kurt Gruen

Title: Pres. Dir.

Until a change is requested, all tax statements shall be sent to:

Fort Klamath Properties LLC
c/o Sabroso Company, PO Box 129
Medford, OR 97501

Property Tax Account No.: 518,77357,188692,621036

STATE OF

REPUBLIC OF HONDURAS
CENTRAL DISTRICT
CITY OF TEGUCIGALPA
EMBASSY OF THE UNITED
STATES OF AMERICA

SS.

County of _____

This instrument was acknowledged before me on this 6th day of July,
2000 by Kurt Gruen, as _____ of COLOMBO
LAND & FARM INC., a Nevada corporation.

Judy W. Carson
JUDY W. CARSON
CONSUL OF THE UNITED STATES
OF AMERICA

Notary Public for _____
My Commission Expires: Indefinite

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Legal Description

That portion of the Southwest Quarter of the Southwest Quarter (Lot 4) lying West of Highway 62 in Section 18, Township 34 South, Range 7 East of the Willamette Meridian, and the Southeast Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 13, Township 34 South, Range 7½ East, of the Willamette Meridian, Klamath County, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions, subject to the terms and provisions thereof, contained in Deed of Tribal Property dated November 15, 1960 and recorded November 29, 1960 in Book 325, page 507, Deed Records of Klamath County, Oregon.
3. An easement created by instrument, subject to the terms and provisions thereof,

Dated: April 30, 1970
Recorded: May 1, 1970
Volume: M70, page 3432, Microfilm Records of Klamath County, Oregon
In Favor Of: Pacific Power & Light Company
For: Electric transmission line
4. That certain right-of-way and easement for water reservoir area and water main, granted to the United States and recorded April 11, 1960 in Volume 320, page 113, Deed Records of Klamath County, Oregon.