



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01051707

AFTER RECORDING RETURN TO:
DUTCH BROS. COFFEE LLC903 NW F St.
Grants Pass, OR. 97526UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEROBERT D. NELSON, LLC, an Oregon Limited Liability Company,
hereinafter called GRANTOR(S), convey(s) and warrants to DUTCH
BROS. COFFEE LLC, an Oregon Limited Liability Company,
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
\$95,000.00.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 22nd day of August, 2000.

ROBERT D. NELSON, LLC, an Oregon Limited Liability Company

BY: Robert D. NelsonTitle: Agent

STATE OF OREGON, County of Klamath)ss.

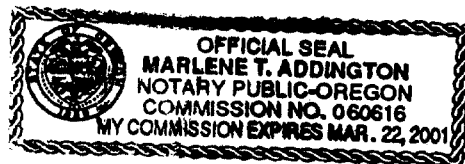
The foregoing instrument was acknowledged before me this 24th
day of August, 2000, by Robert D. Nelson as Agent
of Robert D. Nelson, LLC, an Oregon Limited Liability Company.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

EXHIBIT "A"

PARCEL 1

The westerly 1-1/2 feet of Lot Four (4) and all of Lot Five (5) in Block Seventy-seven (77), KLAMATH ADDITION TO LINKVILLE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Beginning on the southerly line of Klamath Avenue, 53-1/2 feet northeasterly from the most westerly corner of Block 77; KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS; thence southeasterly at right angles with Klamath Avenue, 100 feet to alley; thence northeasterly parallel to Klamath Avenue, 50 feet; thence northwesterly at right angles to said alley, 100 feet to Klamath Avenue; thence southwesterly along Klamath Avenue 50 feet to the point of beginning.

TOGETHER WITH that portion of Klamath Avenue described as a strip of land 0.25 feet in width, lying adjacent to and northwesterly (northeasterly by Deed) of Lots 4 and 5 in Block 77, KLAMATH ADDITION, be and hereby is vacated, by Ordinance 5430, recorded April 15, 1965, in Volume 360 at Page 600, Deed Records of Klamath County, Oregon.

ALSO that portion of an alley described as a strip of land 0.25 feet in width lying adjacent to and southeasterly of Lots 4 and 5 in Block 77, KLAMATH ADDITION, be and hereby is vacated by Ordinance 5430, recorded April 15, 1965, in Volume 360 at Page 600, Deed Records of Klamath County, Oregon.

Tax Acct. No.: 001.1 - 3809-032AD-02600

Key No.: R476808

State of Oregon, County of Klamath
Recorded 09/05/00, at 1:48 p.m.
In Vol. M00 Page 32508
Linda Smith,
County Clerk Fee\$ 26⁰⁰