

STATUTORY SPECIAL WARRANTY DEED

LLOYD L. NELSON and PATRICIA A. NELSON, TRUSTEES OF THE NELSON FAMILY 1990 TRUST, Grantors, convey and specially warrant to NELSONS JUNIPER RIDGE RANCH, LLC, a Nevada limited liability company, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Attached Exhibit "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

Until a change is requested, all tax statements are to be sent to the following address:  
2005 Buckey Way  
Sparks, NV 89431

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.

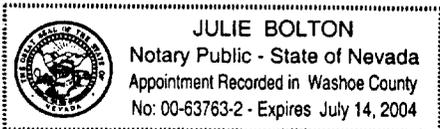
Dated this 16<sup>th</sup> day of October, 2001.

Lloyd L. Nelson  
Lloyd L. Nelson, Trustee of the Nelson Family  
1990 Trust

Patricia A. Nelson  
Patricia A. Nelson, Trustee of the Nelson Family  
1990 Trust

STATE OF NEVADA            ]  
  ] ss.  
County of Washoe         ]

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of October, 2001, by LLOYD L. NELSON and PATRICIA A. NELSON, TRUSTEES OF THE NELSON FAMILY 1990 TRUST.



Julie Bolton  
Notary Public for Nevada  
My Commission expires: 7-14-2004

State of Oregon, County of Klamath  
Recorded 10/24/01 at 11:20 a. m.  
In Vol. M01 Page 54060  
Linda Smith,  
County Clerk    Fee \$ 26<sup>00</sup>

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Lots 19 and 20, and N $\frac{1}{2}$ SW $\frac{1}{4}$  in Section 2, Township 40 South, Range 11 E.W.M., less portions deeded to United States of America in Deed 37 page 628, and in Deed 38 page 512, and further excepting that portion deeded to Wood River Investment Co., in Deed Volume 84 page 219, records of Klamath County, Oregon.

Lots 14 and the S $\frac{1}{2}$  of Lot 11, in Section 2, Township 40 South, Range 11 E.W.M.

ALSO, a parcel of land situated in Government Lots 5, 12, and 13 in Section 2, and Government Lots 8 and 9, in Section 3, Township 40 South, Range 11 E.W.M., more particularly described as follows:

Beginning at the N  $\frac{1}{16}$  corner common to said Sections 2 and 3; thence North 1365.49 feet to a 1/2 inch pipe described in Volume 2 page 183 of the Klamath County Road records; thence North 1350.00 feet to the True Point of Beginning of this description; thence West 1367 feet, more or less, to the West line of said Government Lot 8; thence Southerly, along the Westerly lines of said Government Lots 8 and 9, 1359.01 feet to a point in the centerline of Schaupp Road; thence N. 89°37'20" E. 1360.07 feet to said 1/2 inch pipe; thence South 1365.49 feet to said N  $\frac{1}{16}$  corner; thence S. 89°04'32" E. along the centerline of Bedford Road as constructed, 1297.4 feet, more or less, to the East line of Government Lot 13; thence Northerly, along the East line of said Government Lots 13, 12, and 5, 2736.50 feet to a point; thence West 1279.40 feet to the true point of beginning.

SAVING AND EXCEPTING any portion in Volume M77 page 3655, Deed records of Klamath County, Oregon.

ALSO, Beginning at the Northwest corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 2, Township 40 South, Range 11 E.W.M.; thence Southwesterly along the West line of an old farm road to the County Road or Highway, 2027 feet to an iron pin; thence Northwesterly along the North line of said highway 2300 feet, more or less, to the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2; thence Easterly along the Southline of the N $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 2, to the point of beginning.

SAVING AND EXCEPTING the following: Beginning at a point which lies 767 feet Southwesterly along an Old Farm Road from the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 2; thence continuing Southwesterly along the old farm road 1260 feet, more or less, to the Northerly right of way line of the County Road, known as Schaupp Road; thence Northwesterly along the Northwest right of way line of Schaupp Road, 1400 feet; thence Easterly 1610 feet to the point of beginning.

PARCEL 2:

A portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 2 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 40 South, Range 11 E.W.M., Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point which lies 767 feet Southwesterly along an old farm Road from the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 2; thence continuing Southwesterly along the old farm road 1260 feet, more or less, to the Northerly right of way line of the County Road, known as Schaupp Road; thence Northwesterly along the Northwest right of way line of Schaupp Road, 1400 feet, thence Easterly 1610 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Anderson & Pearl the 11th day of Feb. A.D. 19 91 at 11:23 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 2490.

FEE \$33.00

Evelyn Biehn County Clerk

By Ronald M. Williams