

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 16th day of October, 2001.



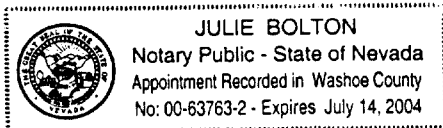
Lloyd L. Nelson, Trustee of the Nelson Family
1990 Trust




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 16th day of October, 2001, by LLOYD L. NELSON and PATRICIA A. NELSON, TRUSTEES OF THE NELSON FAMILY 1990 TRUST.





Notary Public for Nevada
My commission expires:

14709

54063

EXHIBIT 'A'
LEGAL DESCRIPTIONPARCEL 1:

Government Lots 15, 16, 17 and 18 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, except that portion conveyed to the United States of America by deed dated July 2, 1912, recorded July 6, 1912, in Volume 37 at page 416, Deed Records of Klamath County, Oregon.

The SW1/4 and the SE1/4 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A portion of Government Lots 19 and 20, Section 3; Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Government Lot 19, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is 505 feet West, more or less, from the Southeast corner of said Government Lot 19 and in the center of the irrigation ditch which intersects said South line of said Government Lot 19; thence continuing West along the South line of said Government Lot 19 a distance of 1492 feet; thence North parallel to the East line of said Government Lot 19 to the center of irrigation ditch in a Northeasterly and Southerly direction to the point of beginning.

The NE1/4 of the SE1/4 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 of the NE1/4 and the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON)

COUNTY OF KLAMATH) ss.

This instrument was acknowledged before me on April 27, 1998 by LORRAINE G. RODGERS for herself and as attorney-in-fact for RUSSELL R. RODGERS, ISIAH FRANCES RODGERS AND RADLEY R. RODGERS, all partners of I.F. RODGERS & SONS, a partnership.

BEFORE ME:



NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/99



State of Oregon, County of Klamath
Recorded 10/24/01 at 11:20 a.m.
In Vol. M01 Page 54062
Linda Smith,
County Clerk Fee\$ 26⁰⁰