

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.




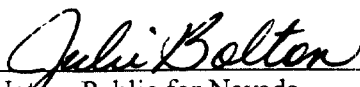
Lloyd L. Nelson, Trustee of the Nelson Family
1990 Trust


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.

 JULIE BOLTON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 00-63763-2 - Expires July 14, 2004



Notary Public for Nevada
My commission expires: 7-14-2004

EXHIBIT "A"
LEGAL DESCRIPTION**30745****54065****PARCEL 1**

A portion of the SW1/4 of the SE1/4 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 of SE1/4 and running thence North 360 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW1/4 SE1/4, thence Easterly 800 feet, more or less, to the point of beginning

PARCEL 2

The E1/2 of the SE1/4 of Section 10, and the W1/2 of the SW1/4 of Section 11, and the NW1/4 of the NW1/4 of Section 14, and the E1/2 of the E1/2 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 8/02/99, at 11:37 a.m.
In Vol. M99 Page 30745
Linda Smith,
County Clerk Fee\$ 25 KL

State of Oregon, County of Klamath
Recorded 10/24/01 at 11:21 a.m.
In Vol. M01 Page 54064
Linda Smith,
County Clerk Fee\$ 26⁰⁰