

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.

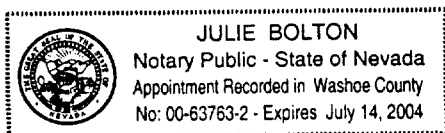
Dated this 16<sup>th</sup> day of October, 2001,

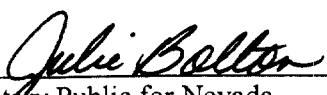
  
Lloyd L. Nelson, Trustee of the Nelson Family  
1990 Trust

  
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 16<sup>th</sup> 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: 7-14-2004

MTC 43489

Exhibit A

54067

60083

98 JUN 17 93:32 Page 20902

I.F. RODGERS & SONS, a Partnership  
20909 S. Poe Valley Rd.  
Klamath Falls, OR 97603

TRUSTEES OF THE NELSON FAMILY 1990 TRUST  
2005 Buckey Way  
Sparks, NV 89431

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Sparks, NV 89431

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2005 Buckey Way  
Sparks, NV 89431

SPACE RESERVED  
FOR  
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument  
was received for record on the 17th day  
of June, 1998, at  
11:22 o'clock P.M., and recorded in  
book/reel/volume No. M98 on page  
20902 and/or as fee/file/instru-  
ment/microfilm/reception No. 60083  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

Bernetha G. Ketchum, Co. Clerk

By Kathleen Ross Deputy.

## WARRANTY DEED

ISIAH FRANCES RODGERS

KNOW ALL BY THESE PRESENTS that LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS and RADLEY R. RODGERS, partners of I.F. RODGERS & SONS, a Partnership hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WLOYD L. NELSON and PATRICIA A. NELSON, Trustees of THE NELSON FAMILY 1990 TRUST hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

WN1/4 NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 22nd day of April, 1998, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

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 30.030.

LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS and RADLEY R. RODGERS

ISIAH FRANCES RODGERS

ISIAH FRANCES RODGERS

ISIAH FRANCES RODGERS

ISIAH FRANCES RODGERS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_.

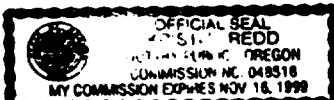
by \_\_\_\_\_, 1998.

This instrument was acknowledged before me on April 22, 1998.

by LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS and RADLEY R. RODGERS

as PARTNERS

of I.F. RODGERS & SONS, a Partnership



Notary Public for Oregon

My commission expires 11/16/99

State of Oregon, County of Klamath  
Recorded 10/24/01 at 11:21a m.  
In Vol. M01 Page 54066  
Linda Smith,  
County Clerk Fee\$ 26.00