

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.

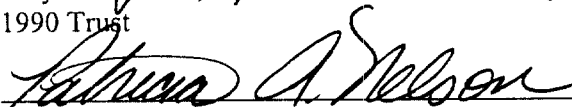
Until a change is requested, all tax statements are to be sent to the following address:
2005 Buckey Way
Sparks, NV 89431

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.



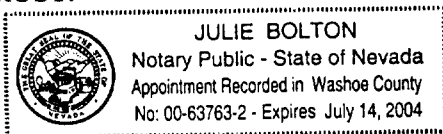
Lloyd L. Nelson, Trustee of the Nelson Family
1990 Trust




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: 7-14-2004



KLAMATH COUNTY TITLE COMPANY

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54069

K-43833-A
STATUTORY WARRANTY DEED
(Individual or Corporation)

FRANCES LATOURETTE AND BRIAN R. LAW, CONSERVATOR FOR
IRENE S. LAW, TRUSTEE
conveys and warrants to LLOYD L. NELSON AND PATRICIA A. NELSON, TRUSTEES OF THE
NELSON FAMILY 1990 TRUST, DATED APRIL 16, 1990
the following described real property in the County of Klamath and State of Oregon

A tract of land situated in the SW1 of Section 2 and in the NW1 of Section 11,
both in T. 40 S. R. 11 E.W.M., Klamath County, Oregon and being more particularly
described as follows:

Beginning at the Northwest corner of said Section 11, thence S. 00°07'33" W.
on the West line of the NW1NW1 of said Section 11, 1320.29 feet to the Southwest
corner thereof; thence S. 89°05'14" E. on the South line of said NW1NW1 886.53
feet; thence N. 24°55'46" E. 1089.42 feet to a point on the South line of Schuapp
Road; thence Northwesterly on the South line of said Schuapp Road, 1974.61 feet
to its intersection with the West line of the SW1 of said Section 2; thence S. 00°
00'30" W. on last said West line 1101.21 feet more or less to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements
of record and those apparent upon the land, contracts and/or liens for irrigation
and/or drainage.

The true consideration for this conveyance is \$ 50,000.00 (Here complete with the requirements of ORS 91.001)

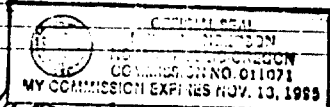
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

DATED this 7 day of April 19 92 If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

Frances Latourette
FRANCES LATOURETTE

Brian R. Law, Conservator for
Irene S. Law, Trustee
BRIAN R. LAW, CONSERVATOR FOR IRENE S. LAW,
TRUSTEE

STATE OF OREGON, County of Clackamas ss.
The foregoing instrument was acknowledged before me
this 7th day of April 19 92
by Frances Latourette



Notary Public for Oregon
My commission expires: 11-18-95
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 12th day of April A.D. 19 92
at 2:29 o'clock A.M. and duly recorded
in Vol. M92 of Deeds Page 7885
Evelyn Biehn County Clerk
By Deputy.

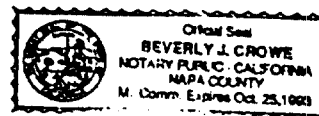
Fee, \$30.00

STATE OF Calif., County of Alameda ss.
The foregoing instrument was acknowledged before me
this 8th day of April 19 92.
by Brian R. Law, Conservator.
XX

XX
XX

Beverly J. Crowe
Notary Public for California
My commission expires: 10-26-93

THIS SPACE RESERVED FOR RECORDERS USE



Return: Mr. & Mrs. Lloyd L.
2005 Buckey Way
Sparks, Nv. 89431

State of Oregon, County of Klamath
Recorded 10/24/01 at 11:21 a.m.
In Vol. M01 Page 54068
Linda Smith,
County Clerk Fee\$ 26.00