

STATUTORY SPECIAL WARRANTY DEED

After recording return to:
George B. Heilig
PO Box 546
Corvallis, OR 97339

Until a change is requested, send tax statements to:

A2C3 Partners, an Oregon general partnership, "Grantor", conveys and specially warrants to DOUGLAS W. KIM and HAE KYUNG ~~KIM~~ KIM, husband and wife and IN (PALM SPRINGS) LLC, "Grantee", the following real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

subject to the rights of tenants in possession and the matters set forth in Exhibit "B" attached hereto and incorporated herein by reference.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATIONN OF APPLICATBLE 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 ANY FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance if Three Million Four Hundred Thousand Dollars (\$3,400,000.00).

Dated this 29th day of April, 2002.

GRANTOR:

A2C3 Partners, an Oregon general Partnership

By: Bradford J. Aspell
Bradford J. Aspell

By: Susan E. Aspell
Susan E. Aspell

By: John K. Aspell TEE
John K. Aspell

By: Catherine A. Aspell TEE
Catherine A. Aspell

STATE OF OREGON)

)ss.

County of Klamath)

State of Oregon, County of Klamath
Recorded 05/09/2002 2:58 p. m.
Vol M02, Pg 27750-53
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

This instrument was acknowledged before me on the 29th day of April, 2002 by Bradford J. Aspell and Susan E. Aspell. as partners

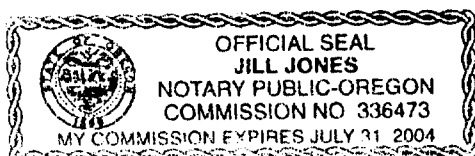


)ss.

County of Deschutes)

Jessica L. Johnston
Notary Public for Oregon

This instrument was acknowledged before me on the 29th day of April, 2002 by John K. Aspell and Catherine A. Aspell. as partners & as trustees of the Aspell family trust



Jill Jones
Notary Public for Oregon

36A

Exhibit A

Lots 3, 4, 5, 6 and a portion of Lot 2, Block 2, Tract 1183, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon; thence along the centerline of Clover Street North $54^{\circ} 54' 38''$ East 30.00 feet to the Northerly right of way line of Dahlia Street; thence continuing along the Northerly right of way line of Dahlia Street North $37^{\circ} 10' 59''$ West 50.49 feet to the true point of beginning; thence continuing along the Northerly right of way line of Dahlia Street along a curve to the left having a radius of 427.57 feet, a central angle of $52^{\circ} 02' 34''$, an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North $63^{\circ} 12' 16''$ West; thence North $00^{\circ} 46' 26''$ East 359.39 feet; thence South $89^{\circ} 13' 34''$ East 272.76 feet; thence South $00^{\circ} 46' 26''$ West 54.00 feet; thence South $87^{\circ} 22' 21''$ East 198.26 feet to the Westerly right of way line of Clover Street; thence along the Westerly right of way line of Clover Street South $02^{\circ} 37' 39''$ West 266.86 feet; thence continuing along the Westerly right of way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of $47^{\circ} 49' 42''$, an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South $26^{\circ} 32' 30''$ West; thence along a curve to the right having a radius of 20.00 feet, a central angle of $92^{\circ} 21' 39''$, an arc length of 32.28 feet, a long chord of 28.86 feet and a long chord bearing of North $83^{\circ} 21' 49''$ West to the Northerly right of way line of Dahlia Street and the point of beginning.

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.

Any fact, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easements, or claims of easement, not shown by the public records, reservations of exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts, which a correct survey would disclose.

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract 1183, Campus View,

As follows:

"...said plat being subject to: (1) Public utility easement as shown on the annexed map; (2) Slope easements as shown on the annexed map; (3) 1 ft. reserve strips as shown on the annexed map to be dedicated to the City of Klamath Falls and later released by resolution of the common council when adjoining property is properly developed; (4) Jogging Trail Easement as shown on the annexed map. Restrictions to deed for lots within Campus View are filed in Klamath County Records, Volume M-79 at Page 19843 and Volume M-79 at Page 22295, Microfilm Records of Klamath County, Oregon."

Easements as delineated on the recorded plat,

For: 10 foot jogging easement over and across Lot 1 and 6

Easements as delineated on the recorded plat,

For: 16 foot easement over and across Lots 1 and 6

Easements as delineated on the recorded plat,

For: A slope easement over and across Lot 5

Fence encroachment onto utility easement and jogging easement as disclosed by Adkins Consulting Engineers, Inc. Survey.

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,

Recorded: August 21, 1979

Book: M-79

Page: 19843

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The said covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,

Recorded: September 19, 1979

Book: M-79

Page: 22295

An easement created by instrument, including the terms and provisions thereof,

Recorded: January 28, 1986

Book: M-86

Page: 1469

In favor of: Pacific Power & Light Company, a corporation

For: Easement or right of way 10 feet in width, for an electric underground distribution line

Trust Deed, Security Agreement and Assignment of Rents, including the terms and provisions thereof,

Dated: August 7, 1998

Recorded: August 7, 1998

Book: M-98

Page: 29149

Grantor: A2C3 Partners, an Oregon General Partnership

Trustee: First American Title Company

Beneficiary: Principal Commercial Advisors, Inc., an Iowa Corporation

Amount: \$1,750,000.00

The beneficial interest in the Trust Deed set forth next above was assigned by instrument,

Recorded: August 7, 1998
 Book: M-98
 Page: 29188
 To: Principal Life Insurance Company, an Iowa Corporation

The above Assignment was re-recorded to correct the dated dates,

Recorded: August 28, 1998
 Book: M-98
 Page: 31621

Assignment of Leases and Rents, given as additional security to the Trust Deed shown in Paragraph No. 9 herein,

Dated: August 7, 1998
 Recorded: August 7, 1998
 Book: M-98
 Page: 29180

Assignment of Assignment of Leases and Rents, given as additional security to the Trust Deed shown in Paragraph No. 9 herein,

Dated: August 6, 1998
 Recorded: August 7, 1998
 Book: M-98
 Page: 29191

The above Assignment was re-recorded to correct the dated dates,

Recorded: August 28, 1998
 Book: M-98
 Page: 31624

Financing Statement, indicating a security agreement,

Recorded: August 7, 1998
 Book: M-98
 Page: 29194
 Debtor: A2C3 Partners
 Secured Party: Principal Commercial Advisers, Inc.

The secured interest in said financing statement was assigned by recital thereon to Principal Life Insurance Co.

Unrecorded Lease, including the terms and provisions thereof, and such other matters, interests, or exceptions as may appear necessary upon examination of the original lease,

Dated: April 7, 1986
 Lessor: A2C3 Partners, an Oregon General Partnership
 Lessee: United States of America (United States Department of Agriculture, Forest Service, Pacific Northwest Region of America)

As disclosed by Assignment of Leases and Rents,

Recorded: August 7, 1998
 Book: M-98
 Page: 29180