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WHEN RECORDED MAIL TO:

William C. and Lois Dian Nash Trust
1990 Ginger Lane
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:

William C. and Lois Dian Nash Trust
1990 Ginger Lane
Klamath Falls, OR 97601

Vol M02 Page 49680

State of Oregon, County of Klamath
Recorded 08/30/2002 3:32 p. m.
Vol M02, Pg 49680-81
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

K58217.0

SPECIAL WARRANTY DEED

PINE TREE BUILDING, An Oregon Limited Partnership,

GRANTOR, conveys and specially warrants to

WILLIAM C. NASH and LOIS DIAN NASH, TRUSTEES OF
THE WILLIAM C. AND LOIS DIAN NASH TRUST

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances created or suffered by GRANTOR except as specifically set forth below:

Lot 5 in Block 39, Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon: SAVING AND EXCEPTING the following: Beginning at the most Westerly corner of Lot 5 of said Block 39, thence from said point of beginning S 50°50' E. along the Southwesterly line of said Lot 5, 112.25 feet to a point; thence N 39°05' E. parallel to the Southeasterly line of said Lot 5, 25.09 feet to the center of an existing building wall; thence N 50°55' W. parallel to the Southwesterly line of said Lot 5 and along the center said building wall 112.25 feet to a point on the Northwesterly line of said Lot 5; thence S. 39°05' W. along the Northwesterly line of said Lot 5, 25.09 feet to the point of beginning. [Account #3809-32AA-14700]

EXCEPTIONS TO TITLE:

1. 2002-2003 Klamath County Taxes and Assessments.
2. Reservations and restrictions as shown in Deed from F. T. Sanderson et al to the City of Klamath Falls, Oregon, dated May 27, 1911, recorded in Vol. 37, page 38, Deed Records of Klamath County, Oregon.
3. Party Wall Agreement, including terms and provisions, executed by Wm. V. Meade and Wm. Jack Meade, Initial Trustees of Inter Vivos Trust, dated September 15, 1976, and Lois M. Brownfield, or survivor, and Frances Marie Morris and Citizens Savings & Loan Association recorded May 1, 1978, in Vol. M-78, page 8612, Deed Records of Klamath County, Oregon.
4. Easement reserved in a deed, including the terms and provisions thereof, wherein Wm. V. Meade and Wm. Jack Meade et al are grantor and Citizens Savings & Loan Association is grantee recorded May 1, 1978, in Vol. M-78, page 8612 Deed Records of Klamath County, Oregon.
5. Party Wall Agreement between Grantor and Grantee recorded in Vol. M-02, page 49682, Microfilm Records of Klamath County, Oregon.

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

K26

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.

The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated: 8/30/02

PINE TREE BUILDING, An Oregon Limited Partnership

By J. Anthony Giacomini
J. Anthony Giacomini

By Sydney K. Giacomini
Sydney K. Giacomini

STATE OF OREGON)
County of Klamath) ss

8-30-02

Personally appeared the above named J. Anthony Giacomini and Sydney K. Giacomini, General Partners of PINE TREE BUILDING, An Oregon Limited Partnership, and acknowledged the foregoing instrument to be their voluntary act and deed as General Partners of Grantor.

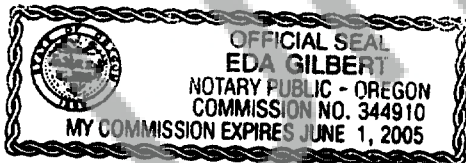
(SEAL)

Before me

Eda Gilbert

Notary Public for Oregon

My Commission expires: 6-1-05



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI LAW OFFICE, 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759