

04 AUG 18 PM 3:25

MT65956 MS

Vol M04 Page 54470

State of Oregon, County of Klamath
Recorded 08/18/04 3:25 p m
Vol M04 Pg 54470-71
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Klamath Hospice, Inc., an Oregon Non-Profit Organization
437 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent
to the following address:

Klamath Hospice, Inc., an Oregon Non-Profit Organization
437 Main Street
Klamath Falls, OR 97601

Escrow No. MT65956-MS

SPECIAL WARRANTY DEED

States Resources Corp., an Iowa corporation, Grantor, conveys and specially warrants to Klamath Hospice, Inc., an Oregon Non-Profit Organization, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

This property is free of liens and encumbrances created or suffered by the grantor.

The true consideration for this conveyance is \$397,500.00. (Here comply with the requirements of ORS 93.030)

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.

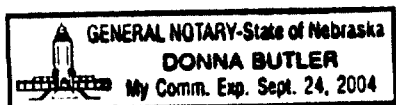
Dated: August 17th, 2004

States Resources Corp., an Iowa corporation

By: [Signature]
Doug Bartzatt, President

STATE OF NEBRASKA)
) ss.
County of Douglas)

This instrument was acknowledged before me on this 17th day of August, 2004 by Doug Bartzatt as president of States Resources Corp., an Iowa Corporation



Donna Butler
Notary Public for Nebraska
My Commission expires on 9-24-04

2600

EXHIBIT "A"
LEGAL DESCRIPTION

54471

The following described real property situate in Klamath County, Oregon:

A portion of the SE1/4 NW1/4 of Section 2 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-inch axle marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, a duly recorded Subdivision; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88° 59' 04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00° 35' 00" West a distance 115.88 feet to the true point of beginning of this description; thence continuing North 00° 35' 00" West 153.05 feet to a P-K Nail; thence North 45° 25' 00" East 27.79 feet to a P-K Nail; thence South 88° 35' 00" East 122.52 feet to a P-K Nail on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Microfilm Records of Klamath County, Oregon; thence South 00° 35' 00" East along said Easterly line a distance of 167.00 feet; thence South 88° 59' 04" West a distance of 142.50 feet to the true point of beginning. Bearings based on Survey No. 1480 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING the following described parcel of real property:

A portion of the SE1/4 NW1/4, of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one inch axle marking the Southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88° 59' 04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00° 35' 00" West a distance of 115.88 feet to the true point of beginning of this description, as marked by a 1/2 inch iron pin; thence North 88° 59' 04" East 142.50 feet to a 1/2 iron pin on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Microfilm Records of Klamath County, Oregon; thence along said Easterly line North 00° 35' 00" West 38.55 feet to a 5/8 inch iron pin; thence South 89° 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00° 35' 00" East 39.47 feet to the true point of beginning, with bearings based on Survey No. 1480, as recorded in the office of the County Surveyor.

TOGETHER WITH an easement right of way along and upon a strip 30 feet in width lying adjacent to and parallel with the Westerly boundary line of the above described property and extended Southerly to the North line of South Sixth Street, for ingress and egress from said property.

Account No: 3909-002BD-03900-000

Key No: 517453