

WARRANTY DEED -- STATUTORY FORM

KENNETH YUEN, Grantor,
conveys and warrants to

MARK KEITH, Grantee,

State of Oregon, County of Klamath
Recorded 04/04/2005 3:27 PM
Vol M05 Pg 22994-95
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Tax Account No(s): 2406-001AA-00300-000 M-098079
Map/Tax Lot No(s):

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$231,300.00 .

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 1 day of April, 2005.

Kenneth Yuen
KENNETH YUEN

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on April 1, 2005 by KENNETH YUEN.

Alecia Foster
(Notary Public for Oregon)

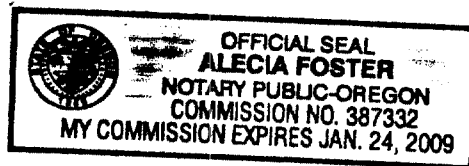
My commission expires 1/24/09

After recording return to:
WESTERN TITLE & ESCROW COMPANY
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

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

MARK C. KEITH
PO BOX 1625
BEND, OR 97709

TITLE NO. 0067834
ESCROW NO. 30-0595304



26.00 AM

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the S1/2 NE1/4 NE1/4 NE1/4 of said Section 1, a distance of 241 feet, more or less, to the center line of the county road running from the Willamette Highway to Crescent Lake, Oregon; thence North 74 degrees East, along the center line of said county road a distance of 420 feet, more or less, to the Southwesterly right of way line of the Willamette Highway; thence North 16 degrees 19' West, along the row line of said Highway, a distance of 130 feet, more or less, to the North line of the S1/2 NE1/4 NE1/4 NE1/4 of said Section 1; thence West 370 feet, more or less to the point of beginning; being a portion of the S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Willamette Highway and North of the County Road above mentioned.

EXCEPT the following:

Beginning at the Northwest corner of S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence East 125 feet; thence South 220 feet, more or less, to the center line of said road running from Highway 58 to Crescent Lake, Oregon; thence Southwesterly along the center line of said road to a point due South of the place of beginning; thence North 241 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of State Highway

Tax Account No.: 2406-001AA-00300-000

Key No.: 144070