

Until a change is requested, all tax statements shall be sent to:

RAPIDS PROPERTIES, INC.  
50 WEST LIBERTY STE 880  
RENO, NEVADA 89501

**M06-00454**

Klamath County, Oregon

01/10/2006 08:58:08 AM

Pages 2 Fee: \$26.00

After recording return to:

10 BEARS AT CHILOQUIN, INC.  
325 A STREET  
SPRINGFIELD, OREGON 97477

**--WARRANTY DEED--**

10 Bears At Chiloquin, Inc., Grantor, conveys and warrants to Rapids Properties, Inc., an Nevada corporation, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments, and the following:

The true and actual consideration for this transfer is \$3,800,000.00.

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 ACQUIREING 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 29<sup>th</sup> day of December, 2005.



10 BEARS AT CHILOQUIN, INC.

*Wayne W. Maynard*  
Wayne W. Maynard, President

*Stevens N. Kendall*  
Stevens N. Kendall, Secretary / Treasurer

STATE OF OREGON           )  
  )  
County of Lane            )

Personally appeared before me this 29<sup>th</sup> day of December, 2005, the above named Wayne W. Maynard and Stevens N. Kendall, as officers and directors of 10 Bears At Chiloquin, Inc., an Oregon corporation, and acknowledged the foregoing instrument to be their voluntary act.

*Starla Prine*  
Notary Public for Oregon  
My Commission expires: Aug 16, 2009

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

All of Government Lots 2, 3, 9, 14, 40 and 41 in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of Highway 97 and Northwesternly of the Williamson River.

**PARCEL 2:**

A part of Lots 33 and 32, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of U.S. Highway Number 97 and being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the center section line of Section 16 a distance of 1320.0 feet to the Northwest corner of Lot 33, which corner is marked with a 3/4 inch iron pipe; thence East along the North boundary of Lot 33 a distance of 323.30 feet more or less to a point on the Easterly right of way boundary of U.S. Highway Number 97, which point is marked with a 3/4 inch iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4 inch iron pipe marking the true point of beginning of this description; thence North 62° 07' East a distance of 395.00 feet to the center of an existing water well; thence continuing North 62° 07' East 234.30 feet to a 3/4 inch iron pipe which bears South 40.00 feet distant from the North boundary of Lot 33; thence East parallel with aforesaid boundary, 454.20 feet to the East boundary of Lot 33; thence South along same, 95.00 feet; thence in Lot 32, East 107.27 feet; thence South 32° 20' East 381.50 feet; thence South 9° 30' West 205.30 feet to a 2 inch iron pipe on the South boundary of Lot 32; thence West along the South boundary of Lots 32 and 33 a distance of 1301.30 feet more or less to the Easterly right of way boundary of U.S. Highway Number 97; thence North 2° 22' East along same, 326.00 feet to the true point of beginning.

Saving and excepting that portion acquired by the State of Oregon in Stipulated Final Judgment filed in Circuit Court Case 90-493CV, and recorded in M-91, page 4868, Records of Klamath County, Oregon.

**PARCEL 3:**

Government Lots 38 and 39 of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of Highway 97.

Saving and excepting that portion acquired by the State of Oregon in Stipulated Final Judgment filed in Circuit Court Case 90-493CV, and recorded in M-91, page 4868, Records of Klamath County, Oregon.