

4/20/80 FCL
RPT: 62410

145040

DEED IN LIEU OF FORECLOSURE

FOR CONSIDERATION RECEIVED, the undersigned grantor, BRUCE KLINFELTER, does hereby grant, bargain and sell to RICHARD FIRST, as his sole and separate property, the property located in the County of Eureka, State of Nevada, more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada more particularly described as follows:

TOWNSHIP 31 NORTH, RANGE 49 EAST, MDB&M

Section 13: All

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved in deed executed by SOUTHERN PACIFIC COMPANY to MARTIN T. MAGNUSON, et al, recorded April 23, 1959 in Book 25 of Deeds at Page 290, Eureka County, Nevada.

Together with all buildings and improvements thereon.

Together with the tenements and hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

This deed is an absolute conveyance, the grantor herein having sold the above-described property to the grantees for the fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust dated June 10, 1992, executed by BRUCE KLINFELTER, to FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee, for RICHARD FIRST, Beneficiary, recorded June 18, 1991, in Book 223, Official Records at Page 458, File No. 137154, in the office of the County Recorder of Eureka County, Nevada and all obligations incurred by grantor to grantee by the agreements or documents between them relating to the sale of the above-described property.

Grantor herein declares that this conveyance is freely, voluntarily and fairly made, all with the prior right of grantor to have and obtain independent legal counsel, and grantor is fully informed herein, and that there are no agreements, oral or written, other than this deed between grantor and grantees with respect to the property herein conveyed.

Law Offices Of
P. MICHAEL MARFISI, L.T.
PO Box 871 Eureka, NV 89801

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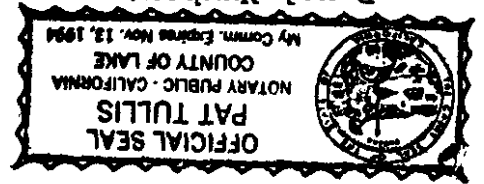
IN WITNESS WHEREOF the grantor has executed this deed before a Notary Public on the day and year stated in such acknowledgement.

Bruce Klinaff
BRUCE KLINFELTER

STATE OF California
COUNTY OF Yuba
SS.

on May 21, 1992, personally appeared before me, a Notary Public, BRUCE KLINFELTER, who acknowledged that he executed the above instrument.

Pat Tullis
NOTARY PUBLIC



Parcel Number:

APN 5-080-41

Grantees Address:

3345 Lakeshore Drive, Apt. #7
Lakeport, CA 95453

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
93 APR -2 P3:51
EUREKA COUNTY, NEVADA
M.M. REBALZATI, RECORDER
FILE NO. 145040
FEES \$ 6.00

Law Offices of
P. MICHAEL MARFISI, LTD. BOOK 246 PAGE 356
PO Box 871 Eureka, NV 89801

DECLARATION OF VALUE

Recording Date 4-2-93 Book 246 Page 355 Instrument # 145040

Full Value of Property Interest Conveyed \$ 478,000.00
 Less Assumed Liens & Encumbrances -
 Taxable Value (NRS 375.010, Section 4) \$ 478,000.00
 Real Property Transfer Tax Due \$ 12,240.00

If exempt, state reason. NRS 375.090, Section _____ Explain: _____

APN#: 5-080-41

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City _____ State _____ Zip _____

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant _____

Name (Please Print) _____

Name (Please Print) _____

Escrow Number _____

First American Title Company of Nevada

Firm Name _____

518 Idaho Street

Address _____

City _____

State _____

Zip _____
 Nevada 89801

Tax paid for the above transfer on _____ per NRS 375.030, Section 3.

April 2nd, 19 93

Signature of Recorder or Representative _____

William E. McGarvey - Deputy