

GRANT, BARGAIN AND SALE DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, COOPERS & LYBRAND, L.L.P., a Delaware Limited Liability Partnership, herein referred to as grantor, does hereby grant, bargain and sell to CATTLEMAN'S TITLE GUARANTEE COMPANY, A Nevada Corporation, as Trustee for TEHAMA HOLDINGS, INC., whose address is 100 W. Grove, Suite 125, Reno, Nevada 89509, herein referred to as Grantee, its successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

That certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, described as follows:
TOWNSHIP 31 NORTH, RANGE 50 EAST, MDB&M

SECTION 19: ALL

TOGETHER WITH all oil, gas, mineral, geothermal, and surface entry rights.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.

Together with all buildings and improvements thereon. SUBJECT TO all taxes and other assessments, reservations, exceptions, and all easements rights of way, liens, contracts, leases, surveys, covenants, conditions and restrictions, as may appear of record.

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

TO HAVE AND TO HOLD the described premises to the Grantee, its successors and assigns, forever.

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IN WITNESS WHEREOF, the grantor has signed this deed the 14TH day of February, 1995.

COOPERS & LYBRAND, L.T.P., A Delaware Limited Liability Partnership

By: Frank V. Scavia

STATE OF New York)
) SS.
COUNTY OF Queens)

On February 14, 1995, personally appeared before me, a Notary Public, Frank V. Scavia as the authorized officer or agent for COOPERS & LYBRAND, L.T.P., A Delaware Limited Liability Partnership, who acknowledged that he executed the above instrument.

Frank V. Scavia
NOTARY PUBLIC

GARY BERNSTEIN
NOTARY PUBLIC, State of New York
No. 41-4608280
Qualified in Queens County
Commission Expires March 30, 1997

Grantees Address: 100 W. Grove, Suite 125
Reno, NV 89509

Parcel Number: 5-130-01

BOOK 281 PAGE 140
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Frank V. Scavia
95 FEB 16 PM 1:44
EUREKA COUNTY NEVADA
M.N. REBAL EATL. RECORDER
FILE NO. FEES \$8.00

157164

BOOK 281 PAGE 141

APN# 5-130-01

DECLARATION OF VALUE

Recording Date 2/16/98 Book 281 Page 150 Instrument # 157164

\$ 28,867.50	Full Value of Property Interest Conveyed
-	Less Assumed Liens & Encumbrances
\$ 28,867.50	Taxable Value (NRS 375.010, Section 4)
\$ 50.70	Real Property Transfer Tax Due

If exempt, state reason. NRS 375.090, Section 4 Explain:

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

Christi Senrud

Name (Please Print)

421292

Escrow Number

First American Title Company of NV.

Firm Name

331 7th Street

Address

NV

State

City

89801

Zip