

-WARRANTY DEED-

YONNA VALLEY RANCH, a partnership consisting of MARY P. BARNWELL, whose married name is MARY P. HOLBROOK, and NEIL BARNWELL, Grantors, convey and warrant to URBACH FARMS, INC., an Oregon corporation, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

In Section 34, Township 38 South, Range 11½ East of the Willamette Meridian:

E½ of SW¼

Beginning at Southeast corner of the SE¼NW¼ of said Section 34; thence West along the Southerly line of said SE¼NW¼ of said Section 34, 1320 feet; more or less, to the Southwest corner of said 40 acre tract; thence Northerly along the Westerly line of said 40 acre tract 668 feet, more or less, to the Southerly line of the property heretofore, conveyed to A. L. Michael by deed recorded in Volume 66 at page 552, Klamath County Records; thence Southeasterly along the Southerly line of said Michael Property to the Westerly line of the property heretofore conveyed to H. L. Arant by deed recorded in Volume 33 at page 78, Klamath County Deed Records; thence Southerly along the Westerly line of said Arant property 570 feet, more or less, to the Southwest corner thereof; thence Easterly along the Southerly line of said Arant property 960 feet, more or less, to the Easterly line of the SE¼ NW¼ of said Section 34; thence South along the Easterly line of said SE¼NW¼ to the place of beginning.

Beginning at the Southeast corner of the SW¼SW¼ of said Section 34; thence North along the East line of W¼SW¼ of said Section 34; a distance of 2640 feet, more or less, to the Southeast corner of the SW¼NW¼ of said Section 34; thence continuing North along the East line of the SW¼NW¼ of Section 34, a distance of 630 feet, more or less, to the center line of a dry gulch or wash, so described in a deed recorded in Klamath County Deed Records in Volume 182 at page 255; thence North 75° West along said dry gulch, 53 feet, more or less, to a fence line; thence South 0°54' East along said fence line 3283 feet, more or less, to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land become disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land; (2) The right of the public in and to that portion of the above-property lying within the limits of roads and highways; (3) Regulations, including levies, liens, assessments, rights of way and easements of the Horsefly Irrigation District; (4) Reservations, including the terms and provisions thereof, in Deed from Horsefly Irrigation District to George Lewis, recorded May 13, 1938 in Book 115 at page 474, Deed Records of Klamath County, Oregon; (5) Easement, including the terms and provisions thereof recorded January 7, 1970, Book M-70, page 103 in favor of

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

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Pacific Power and Light Company for electric transmission lines; (6) Taxes for years 1981-82 which are now a lien but not yet payable; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Sixty Thousand and no/100ths (\$160,000) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: Box 12, Dairy, Oregon 97625.

DATED this 30th day of JULY, 1981.

YONNA VALLEY RANCH, a partnership

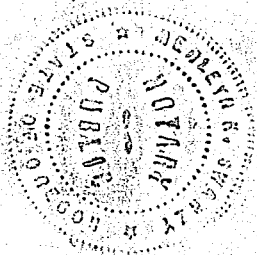
By: Mary P. Holbrook Partner

By: Neil Barnwell Partner

STATE OF OREGON)
County of Klamath) ss. July 30, 1981.

Personally appeared the above-named MARY P. BARNWELL, whose married name is MARY P. HOLBROOK, and NEIL BARNWELL, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Richard D. George
Notary Public for Oregon
My Commission expires: 2/16-81



return to:
D. L. Hoots
2261 S 6th
K Falls OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

is 18th day of August A.D. 1981 at 10:50 clock A.M., and

duly recorded in Vol. 181, of Deeds on Page 14705

EVLYN BIEHN, County Clerk

By Bernetha A. Lettsche

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Fee \$7.00

2. WARRANTY DEED