

503 MT-10518-L

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 EZD FARMS INC., dba EZ FEED CUBE CO. a corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald Hawkins and
 Joan Hawkins, Husband and Wife dba EZ Feed Cube Co., hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 41 South, Range 12 East
 of the Willamette Meridian, Klamath County, Oregon.

All of the real property, fixtures and business known as EZ Cube Co.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
 stated on the reverse of this deed, or those apparent upon the land, if any,
 as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 525,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ ~~part of the consideration (indicate which)~~ ~~(The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of October, 1981;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation,
 affix corporate seal)

EZD FARMS INC.,

BY: Paul K Rogers V.P. ASST. SEC.

STATE OF OREGON,

County of

ss.

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Personally appeared the above named

and acknowledged the foregoing instru-
 ment to be voluntary act and deed.

Before me:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

ss.

10-1, 1981

Personally appeared Donald Micka

and

each for himself and not one for the other, did say that the former is the
 Paul Kelly Rogers Asst. Secretary

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-13-85

(OFFICIAL
 SEAL)

EZD Farms, Inc.

GRANTOR'S NAME AND ADDRESS

Ronald Hawkins and Joan Hawkins
 P.O. Box 415
 Malin, Oregon 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON

ss.

County of

I certify that the within instru-
 ment was received for record on the
 day of 19

at o'clock M., and recorded
 in book on page or as
 file/reel number

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By

Recording Officer
 Deputy

1. Taxes for the fiscal year 1961-1962, a lien, not yet due and payable.

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

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3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Shasta View Irrigation District.

5. Grant of Right of Way, including the terms and provisions thereof,
Dated: April 12, 1957
Recorded: April 17, 1957
Volume: 291, page 273, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: pole and wire lines and other facilities

6. Right of Way Agreement, including the terms and provisions thereof,
Dated: February 10, 1960
Recorded: March 21, 1960
Volume: 319, page 597, Deed Records of Klamath County, Oregon
In favor of: Pacific Gas Transmission Company
For: Pipelines

Notice of Location filed September 28, 1961 in Volume 332, page 638
Records of Klamath County, Oregon, and amended by instrument recorded
January 17, 1979 in Volume M79, page 1392, Microfilm Records of Klamath
County, Oregon.

7. Easement for road purposes, including the terms and provisions thereof,
Dated: February 17, 1967
Recorded: February 20, 1967
Volume: M67, page 1156, Microfilm Records of Klamath County, Oregon
In favor of: Jerry McAuliffe and Yvonne McAuliffe, husband and wife
For: Road purposes
(Affects NE $\frac{1}{4}$ SW $\frac{1}{4}$)

8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 6, 1981
Recorded: March 26, 1981
Volume: M81, page 5480, Microfilm Records of Klamath County, Oregon
Amount: \$200,000.00
Mortgagor: EZD Farms, Inc. dba EZ Feed Cube Co., a corporation
Mortgagee: Bank of America, Tulalake Branch

9. Financing Statement
Filed: February 7, 1978
File No.: 42737
Debtor: E. Z. D. Farms Inc.
Secured Party: Don Potter Machinery Co.

10. Financing Statement
Filed: February 13, 1981
File No.: G23597
Debtor: EZD Farms Inc., dba EZ Feed Cube Co.
Secured Party: Bank of America NT & SA Tulalake Branch

11. Financing Statement
File No.: G31113
Debtor: EZD Farms Inc., dba EZ Feed Cube Co.
Secured Party: Bank of America NT & SA, Tulalake Branch

12. Additional Financing Statements, if any, on file in the office of the Secretary of State.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

2nd day of October A.D., 1981 at 10:34 o'clock A.M., and duly recorded in

Vol M-81 of Deeds on page 17467.

Fee \$ 8.00

EVELYN BIEHN
COUNTY CLERK
Deputy