

WARRANTY DEED

KLAMATH STUDS, INC., an Oregon corporation, Grantor, conveys and warrants to CASCADE STUDS, INC., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO.

The true and actual consideration for this conveyance is \$1,700,000.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

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

Cascade Studs, Inc.
c/o R. Scott Williams
P. O. Box 2132
Roseburg, Oregon 97470

DATED this 29 day of AUGUST, 1985.

KLAMATH STUDS, INC.

By: B. N. Glanville

STATE OF OREGON)
) ss.
County of Douglas)

August 29, 1985.

Personally appeared Ben Glanville, who being duly sworn, did say that he is the President of Klamath Studs, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:

(SEAL)



Melvin E. Smith
NOTARY PUBLIC for Oregon.
My Commission Expires: 8/17/86

85 AUG 30 PM 12 13

Parcel 1:

All that portion of the $S\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$ of Section 31 Township 30 South, Range 8 East, Willamette Meridian, Railroad which lies Westerly of the right of way of S. P.

Parcel 1 is subject to the following encumbrances:

1. Telephone Line Right of Way Easement, including the terms and provisions thereof, given by Oliver P. Standley and Betty Ann Standley to Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, dated July 15, 1983, recorded September 13, 1983, Vol. M83, page 15634, Deed Records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by Bruce A. Standley, Harold Cole and Phyllis Cole to Oliver P. Standley, dated October 26, 1983, recorded October 27, 1983, Vol. M83, page 18563, Deed Records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof, given by Oliver P. Standley and Bruce A. Standley to Harold Cole and Phyllis Cole dated October 26, 1983, recorded October 27, 1983, Vol. M83, page 18567, Deed Records of Klamath County, Oregon.
4. Contract of Sale, including the terms and provisions thereof, between Bruce A. Standley, seller, and Charles C. Kitchel, buyer, as disclosed by Memorandum of Sale dated October 26, 1983, recorded October 27, 1983, Vol. M83, page 18573, Deed Records of Klamath County, Oregon.

Parcel 2:

Lots 3 and 4 and all that portion of the $E\frac{1}{2}SW\frac{1}{4}$ lying Westerly of the right of way of the S. P. Railroad in Section 31 Township 30 South, Range 8 East, Willamette Meridian.

Parcel 2 is subject to the following encumbrances:

1. Easement, including the terms and provisions thereof, given by Bruce A. Standley, Harold Cole and Phyllis Cole to Oliver P. Standley, dated October 26, 1983, recorded October 27, 1983, Vol. M83, page 18563, Deed Records of Klamath County, Oregon.

1 - EXHIBIT "A" TO LOAN AND SECURITY AGREEMENT
EXHIBIT "A"
Page 1 of 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ August A.D., 19 85 at 12:13 o'clock _____ P.M., and duly recorded in Vol. _____ M85 on Page 13908

FEE \$9.00

By Evelyn Biehn, County Clerk

Derrick E. McGavic, Esq.
700 Country Club Road
Eugene, Oregon 97401

Return to: