

RUTH H. TEASDEL, Grantor, releases and quitclaims to KLAMATH COLD STORAGE, INC., an Oregon corporation, the following described real property situate in Klamath County, Oregon, to-wit:

PARCEL 1. LEASEHOLD INTEREST. Building and improvements located on a parcel of land situated in the $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{2}SW\frac{1}{2}$ of Section 33, Township 38 South, Range 9 E. W.M. in the City of Klamath Falls, Klamath County, Oregon; said premises being included in and made a part of, that certain Lease Agreement (GN 75938, by and between Great Northern Railway Company, "Lessor", and Klamath Ice & Storage Company, "Lessee", dated May 23, 1968 and by Assignment of Lease by and between Burlington Northern, Inc., successor in interest to Great Northern Railway Company and Klamath Ice & Storage Company, Assignors", to Klamath Cold Storage Division of Modoc Lumber Company, an Oregon corporation, "Assignee", dated July 8, 1974, as disclosed by the above-described Assignment dated August 31, 1979, recorded August 31, 1979, in Volume M-79 page 20869, Deed Records of Klamath County, Oregon.

PARCEL 2. LEASEHOLD INTEREST: Beginning at a point in a line parallel with and distant 53.70 feet Westerly measured at right angles, from the center line of main tract of the Central Pacific Railway Company, at Engineer's Station 3364+54.30 (said point of beginning being also the Southeast corner of an ice house); thence South $89^{\circ}02'30''$ West at right angles from said parallel line, 37.43 feet to a point distant 10 feet easterly, measured at right angles from the center line of said Railway Company's industrial spur track; thence North $9^{\circ}11'30''$ West parallel with the tangent portion of last said center line and the Northerly prolongation thereof, 241.07 feet; thence North $24^{\circ}33'30''$ East 107.30 feet; thence North $27^{\circ}31'30''$ West, 112.27 feet; thence North $56^{\circ}05'30''$ West, 25.00 feet to a point on the Westerly line of Central Pacific Railway Company's land; thence North $0^{\circ}57'30''$ West along said Westerly line, 24.36 feet; thence South $56^{\circ}05'30''$ East 117.38 feet to a point in said line parallel with and distant 53.70 feet Westerly, measured at right angles from said center line of main track; thence South $0^{\circ}57'30''$ East along last said parallel line, 407.45 feet to the point of beginning, containing an area of 23,200 square feet, more or less.

The true and actual consideration for this transfer is trade of other property.

Until a change is requested, all tax statements shall be mailed to Grantee at: P.O. Box 1210, Klamath Falls, OR 97601.

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
1. QUITCLAIM DEED

22586

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved use.

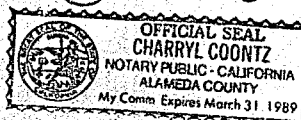
DATED this 14th day of December, 1987.

Ruth H. Teasdel
Ruth H. Teasdel

STATE OF CALIFORNIA)
County of Alameda) ss. 12/14, 1987.

Personally appeared the above-named RUTH H. TEASDEL and acknowledged the foregoing instrument to be her voluntary act. Before me:

[Signature]
Notary Public for California
My Commission expires: 3/31/89



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness, Attorneys the 18th day of December A.D., 19 87 at 4:18 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 22585.

FEE \$15.00

Evelyn Biehn, County Clerk
By [Signature]

BRANDSNESS & BRANDSNESS, P.C.
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2. QUITCLAIM DEED