

KNOW ALL MEN BY THESE PRESENTS, That LOIS M. ROLLINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MALIN GRAIN & FEED CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF.

"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 uses."

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 and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed, and that

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 \$ 42,500.00.
~~It is hereby acknowledged that the above consideration is the whole and true consideration paid for the above premises and that no other consideration has been paid or promised which is the whole or part of the consideration paid for the above premises and that no other consideration has been paid or promised which is the whole or part of the consideration paid for the above premises.~~
See ORS 93.030.)

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 29th day of March, 1990; 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.

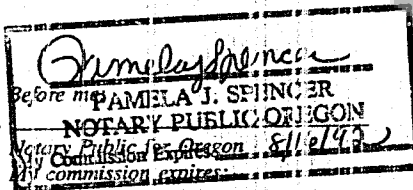
Lois M. Rollins
Lois M. Rollins

STATE OF OREGON,
County of Klamath, ss.
3/29, 1990

Personally appeared the above named
Lois M. Rollins

and acknowledged the foregoing instrument
to be her voluntary act and deed.

(OFFICIAL
SEAL)



STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, 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
in behalf 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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, _____) ss.

County of _____
I certify that the within instrument 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.

By _____ Recording Officer
Deputy

Lois M. Rollins
PO Box 557
Malin OR 97632
GRANTOR'S NAME AND ADDRESS
MALIN GRAIN & FEED CO.
PO Box 438
Malin, OR 97632
GRANTEE'S NAME AND ADDRESS
MALIN GRAIN & FEED CO.
PO Box 438
Malin, OR 97632
NAME, ADDRESS, ZIP
Use a charge is requested all tax statements shall be sent to the following address:
MALIN GRAIN & FEED CO.
PO Box 438
Malin, OR 97632
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East line of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which is 152.5 feet, more or less North from the 1/4 corner on the South line of said Section 16, which point of beginning, is, when measured along the radius line of the curve of the Great Northern Railroad, a distance of 139.2 feet from the Northeasterly right of way line of said railroad; thence North along the East line of the SE1/4 SW1/4 of said Section 16, a distance of 662.13 feet more or less, to the Southeast corner of that certain parcel of land conveyed by Emma D. Spencer to Andrew E. Street, et ux, recorded on page 203 of Volume 233 of Deeds, records of Klamath County, Oregon; thence West along the South line of said parcel a distance of 155 feet to the Southwest corner thereof; thence North along the West line of said parcel a distance of 75 feet, more or less, to the Southeasterly line of the County Road running from Malin to the Great Northern Depot; thence South 71 degrees 00' West along the Southeasterly line of said road, 331.27 feet, more or less, to a point which is North 783 feet, more or less, and East 470 feet, more or less, from the 1/4 corner on the South line of said Section 16, and which point is North 71 degrees 00' East 164.9 feet from the intersection of the Southeasterly line of said County Road with the Northeasterly right of way line of said railroad; thence South 40 degrees 05' East 165.8 feet to a point which is North 49 degrees 55' East 139.2 feet from the Northeasterly right of way line of said railroad; thence Southeasterly along a line parallel to and 139.2 feet distant from the Northeasterly right of way line of said railroad, to the point of beginning, being a portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4112 016CD 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain title Co. the 29th day
of March A.D., 19 90 at 11:41 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 5720.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Nielsen