

## STATUTORY SPECIAL WARRANTY DEED

O'CONNOR LIVESTOCK COMPANY and DANOC, INC., Grantor,  
conveys and specially warrants to INDUSTRIAL OILS OF KLAMATH FALLS, Grantee,  
the following described real property, free of encumbrances created or suffered by the  
grantor except as specifically set forth herein:

A parcel of land situated in Section 9, Township 39 South, Range 9  
East of the Willamette Meridian, more particularly described as  
follows:

Parcel 2 of Major Land Partition 40-90, filed April 2, 1991, in  
Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of  
record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

Restrictions and retained rights of this conveyance are as follows: It is recognized that  
Grantor herein has created an access easement as part of this conveyance and is reflected in  
Klamath County Major Land Partition 40-90. This is the access easement to Parcel 2 as set  
out in said Major Land Partition, and is part of the conveyance herein. Grantor presently  
retains ownership of Parcel 1 as set out in said Major Land Partition. Grantor, its  
successors or assigns, hereby retain the right to eliminate said easement by granting or  
causing to be granted to Grantee, its successors or assigns, an alternate access easement in  
equal width from said Parcel 2 to a public road. This restriction and retained rights shall  
run with the land.

The true and actual consideration for this conveyance is \$150,000.

Until a change is requested, all tax statements are to be sent to the following  
address:

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.

Dated this 10th day of May, 1991.

O'CONNOR LIVESTOCK COMPANY

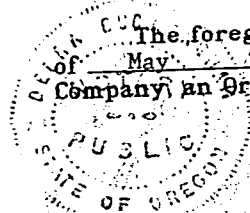
By: John M O'Connor  
President

DANOC, INC.

By: James B O'Connor  
President

STATE OF OREGON }  
 } ss.  
 County of Klamath }

The foregoing instrument was acknowledged before me this 10th day  
 of May, 1991, by John M. O'Connor, President of O'Connor Livestock  
Company, an Oregon Corporation, on behalf of the corporation.

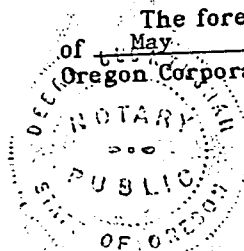


[Signature]

Notary Public for Oregon  
 My Commission expires: 12-19-92

STATE OF OREGON }  
 } ss.  
 County of Klamath }

The foregoing instrument was acknowledged before me this 10th day  
 of May, 1991, by James B. O'Connor, President of DANOC, INC. an  
Oregon Corporation, on behalf of the corporation.



[Signature]

Notary Public for Oregon  
 My Commission expires: 12-19-92

AFTER RECORDING RETURN TO:  
 INDUSTRIAL OILS OF KLAMATH FALLS  
 P.O. BOX 1856  
 KLAMATH FALLS, OREGON 97601

MAIL TAXES STATEMENTS TO SAME AS ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo, the 13th day of May,  
 A.D., 19 91 at 10:46 o'clock A M., and duly recorded in Vol. M91, of  
Deeds on Page 8937.

Evelyn Biehn, County Clerk

By: [Signature]

FEE: \$33.00

Deed  
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PROCTOR & FAIRCLO  
 ATTORNEYS AT LAW  
 280 MAIN STREET  
 KLAMATH FALLS, OREGON 97601