

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SNOWY BUTTE FOODS, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MASAMI FOODS, INC., an Oregon corporation, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

## PARCEL 1

Starting at quarter corner between Sections 16 and 17 in Twp. 39 South, Range 9 E.W.M., said point being also the SE corner of Lot 2 in said Section 17; thence W. along the South line of said Lot 2, 660 feet; thence North along a line running North and South through the center of the SE1/4 of the NE1/4 of said Section 17 (being Lot 2 of said Section) 811.67 feet, more or less, to the intersection of said North and South line with the Easterly line of the right-of-way of the California Northeastern Railway; thence Northeasterly along the said Easterly line of the right-of-way of said railway 1187.87 feet, more or less, to the intersection of said Easterly line of said railway right-of-way with the East line of said Section 17; thence South 1797.89 feet, more or less, to the point of beginning.

## PARCEL 2

Beginning at a point on the South line of Lot 2 of Section 17, Twp. 39 S., Range 9 E.W.M. 660 feet West of the quarter section corner common to Sections 16 and 17 in said township and range, running thence North 811.67 feet to the Southeasterly right-of-way of the California, Northeastern Railroad (Southern Pacific Railroad); thence Southwesterly along the right of way of the said Railroad to the South line of said Lot 2; thence East 540 feet, more or less, to the place of beginning.

## PARCEL 3

690 feet off the North side of the NE1/4SE1/4 of Section 17, Twp. 39 S., Range 9 E.W.M., in Klamath County, Oregon, EXCEPTING AND RESERVING THEREFROM a parcel of land lying in the Southwest corner of said tract described as follows: Beginning at the Southwest corner of the land herein described, running thence Easterly along the Southerly line of said tract, 219 feet; thence Northwesterly at an angle of 22°, 562 feet to the Westerly line of said tract; thence Southerly 544 feet to the place of beginning, the same being a triangular tract.

ALSO, a portion of the NE1/4SE1/4 of Section 17, Twp. 39 S., Range 9 E.W.M., more particularly described as follows: Beginning at a point on the West line of the NE1/4SE1/4 of Section 17 Twp. 39 S., Range 9 E.W.M., which is 430 feet North of the Southwest corner of the North 20.27 acres of the NE1/4SE1/4 of Section 17; thence East 44.7 feet; thence North 22°00' West a distance of 85 feet, more or less, to the Southeasterly right of way line of the Southern

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Pacific Right of Way; thence South 33°29' West along said Right of Way line a distance of 23 feet, more or less, to the West line of the NE1/4SE1/4 of said Section 17; thence South 62 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of the Klamath Irrigation District.
3. Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Shasta View Irrigation District.
5. Right of Way, including the terms and provisions thereof, executed by Evan R. Reames, et ux., to California Northeastern Railway Company, recorded February 8, 1907, in Volume 22 page 164, Deed Records of Klamath County, Oregon.
6. Reservations and restrictions in deed from J.C. Jarvis to Premium Dairy Company, dated February 6, 1920, recorded February 7, 1920, in Volume 52 on page 145 and 147, Deed Records of Klamath County, Oregon.
7. Right of Way, including the terms and provisions thereof, from First State and Savings Bank, to Klamath County, State of Oregon, dated August 17, 1922, recorded February 15, 1926, in Volume 69 page 286, Deed Records of Klamath County, Oregon.
8. Right of Way, including the terms and provisions thereof, given by Carl Steinseifer, et ux., to Klamath County, Oregon, dated July 27, 1929, recorded December 19, 1929, in Volume 84 page 314, Deed Records of Klamath County, Oregon.
9. Agreement, including the terms and provisions thereof, between United States of America and Frank Fountain, dated September 5, 1935, recorded October 2, 1935, in Volume 105 on page 237, Deed Records of Klamath County, Oregon.
10. Reservations and exceptions in deed from Frank Fountain, a single man, to Russell Griffith and Lucille Griffith, husband and wife, dated October 20, 1943, recorded November 29, 1943, in Volume 160 on page 211, Deed Records of Klamath County, Oregon.
11. Right of Way, including the terms and provisions thereof, from Frank Lowell and Dorothy Lowell, his wife, to California Oregon Power Company, dated November 21, 1946, recorded November 26, 1946, in Volume 199 on page 129, Deed Records of Klamath County, Oregon.

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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land 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 \$242,000.00.

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 7th day of March, 1992; 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.

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.

SNOWY BUTTE FOODS, INC.,  
an Oregon corporation

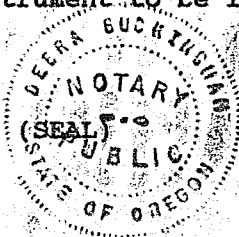
By: 

William St. Laurent,  
Its President

STATE OF OREGON            )  
                                      ) ss.  
COUNTY OF Klamath        )

The foregoing instrument was acknowledged before me this 7th day of March, 1992, by William St. Laurent, who being duly sworn, did say that he is the President of Snowy Butte Foods, Inc., an Oregon 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 acknowledge said instrument to be its voluntary act and deed.

Before me:



  
Notary Public for Oregon

My Commission Expires 12-19-92

## GRANTOR'S NAME AND ADDRESS:

Snowy Butte Foods, Inc.  
5222 Tingley Lane  
Klamath Falls, OR 97601

## GRANTEE'S NAME AND ADDRESS:

Masami Foods, Inc.  
\_\_\_\_\_  
\_\_\_\_\_

## AFTER RECORDING RETURN TO:

Masami Foods, Inc.  
P.O. Box 1810  
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

Same As Above  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON, )  
COUNTY OF KLAMATH ) ss.

I certify that the within instrument was received for record on the 10th day of March, 1992, at 11:33 o'clock A.M., and recorded in book/reel/volume No. M92 on page 4968 or as fee/file/instrument/microfilm/reception No. 41989, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name

Title

By Pauline Mullendore

Deputy

Fee 45.00