

MTC 27218
STATUTORY BARGAIN AND SALE DEED

SCOTT L. RUNELS and MARGIE B. RUNELS, Husband and Wife,
Grantors, convey to MALIN GRAIN AND FEED CO., AN OREGON CORPORATION,
Grantee, the following described real property, free of encumbrances created or suffered by
the grantor except as specifically set forth herein:

In Klamath County, Oregon:

See Attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of
record and those apparent on the land.

The true and actual consideration for this conveyance is \$1.00 and other
valuable consideration.

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 19th day of May, 1992.

[Signature]
Margie "B" Runels

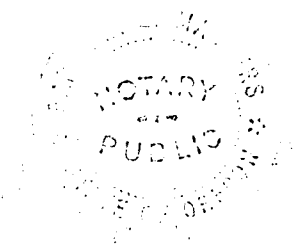
STATE OF OREGON

County of Klamath

}
} ss.
}

The foregoing instrument was acknowledged before me this 19th day of
May, 1992, by SCOTT L. RUNELS and MARGIE B. RUNELS, Husband and
Wife.

[Signature]
Notary Public for Oregon
My Commission expires: 2-5-93



Return TO:

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

MAY 22 PM 2 35

EXHIBIT A."
LEGAL DESCRIPTION

PARCEL A:

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which lies East a distance of 275 feet from the Southwest corner of said NW1/4 of the NE1/4 of Section 21, and which point is also on the Easterly right of way line of the Great Northern Railroad, and running thence; Continuing East along the South line of the NW1/4 of the NE1/4 of said Section, Township and Range, a distance of 1031.6 feet to a point; thence North parallel to the West line of the NW1/4 of the NE1/4 of said Section 21, a distance of 844.5 feet to a point; thence West parallel to South line of the NW1/4 of the NE1/4 of said Section 21, a distance of 1031.6 feet to a point on the Easterly right of way line of the Great Northern Railroad; thence South along the Easterly right of way line of the Great Northern Railroad, and parallel to the Westerly line of the NW1/4 of the NE1/4 of said Section 21, a distance of 844.5 feet, more or less, to the point of beginning, said tract being in the NW1/4 of the NE1/4 of said Section 21;

SAVING AND EXCEPTING that certain parcel of land deeded by Acme Packing & Provision Company, Inc., a Washington corporation to Great Northern Railway Company by deed recorded June 19, 1942, in Book 148, page 114, Deed Records of Klamath County, Oregon, described as follows:

All that portion of the NW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying within 12.5 feet on the Westerly side and 8.5 feet on the Easterly side both at right angles from the following described center line and said center line produced 8.5 feet of a proposed spur tract. Commencing at a proposed Headblock in the center line of the maintrack of the right of way of the Great Northern Railway Co. as now constructed and operated, distant there along 2,082 feet, more or less, from its intersection with the North line of said Section 21; thence Northerly along a No. 11 Turnout curve to the right through an angle of 5 degrees 12', a distance of 90 feet; thence Northeasterly and tangent 100.4 feet; thence Northeasterly along a 6 degree curve to the right through an angle of 23 degrees 00' 30" a distance of 383.5 feet; thence along a 7 degrees 30' curve to the left through an angle of 28 degrees 12' 30" a distance of 376.1 feet, more or less, to a point distance 12.5 feet at right angles Easterly of the Easterly margin of the right of way or lands of the said Railway Co.; thence Northerly and parallel with said Easterly margin 618.5 feet to the end of this description, except right of way or lands of the said Railway Company.

(continued)

EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

PARCEL B:

Farm Unit "D" or the Lot 2 and the SW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, except those portions deeded to the Great Northern Railway Company, a corporation, recorded in Book 95, page 198, Deed Records of Klamath County, Oregon, on December 4, 1931; and that portion recorded in Book 97, page 471, Deed Records of Klamath County, Oregon, on June 17, 1932.

PARCEL C:

The NE1/4 NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and NW1/4 NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian LESS 6.33 acres to Great Northern Railway Company described in Deed recorded in Volume 95, page 557, Deed Records of Klamath County, Oregon and LESS 20 acres, more or less, to Acme Packing Company described in Deed recorded in Volume 146, page 426, Deed Records of Klamath County, Oregon, all being part of Government Lot "A", Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

* * * END OF LEGAL DESCRIPTION * * *

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of May A.D., 19 92 at 2:35 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 11189.

Evelyn Biehn County Clerk

FEE \$40.00

By Douglas M. Williams