

WARRANTY DEED

MARY ANN KEOWN, ROBERTA CURFMAN, J. STEPHEN WARD, AND MICHAEL J. WARD,
EACH AN UNDIVIDED ONE QUARTER (1/4) INTEREST AS TENANTS IN COMMON,
GRANTOR, CONVEYS AND WARRANTS TO ALPINE REFRIGERATION SERVICE INC.,
GRANTEE, THE FOLLOWING DESCRIBED REAL PROPERTY FREE OF ENCUMBRANCES
EXCEPT AS SPECIFICALLY SET FORTH HEREIN SITUATED IN CLATSOP COUNTY,
OREGON, TO WIT:

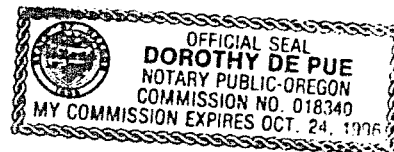
A TRACT OF LAND IN KLAMATH COUNTY IN THE NW 1/4 OF SECTION 31,
TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,
DESCRIBED AS FOLLOWS:
TAX LOTS 700 AND 800
BEGINNING AT A POINT 944.08 FEET EAST OF THE NORTHWEST
CORNER OF SAID SECTION 31, SAID POINT BEING DESIGNATED
BY AN IRON PIPE DRIVEN 4 FEET INTO THE GROUND, THENCE
SOUTHWESTERLY PARALLEL TO THE EAST BOUNDARY OF THE DALLAS-
CALIFORNIA HIGHWAY 97, A DISTANCE OF 233 FEET 7 INCHES TO
THE TRUE POINT OF BEGINNING. THENCE EASTERLY AT RIGHT ANGLES
A DISTANCE OF 200 FEET; THENCE SOUTHERLY PARALLEL TO SAID
HIGHWAY A DISTANCE OF 160 FEET; THENCE EASTERLY AT RIGHT
ANGLES A DISTANCE OF 100 FEET; THENCE SOUTHERLY PARALLEL
TO SAID HIGHWAY A DISTANCE OF 120 FEET; THENCE WESTERLY AT
RIGHT ANGLES A DISTANCE OF 300 FEET; THENCE NORTHERLY
PARALLEL TO SAID HIGHWAY A DISTANCE OF 280 FEET TO THE
POINT OF BEGINNING.

EXCEPTING A STRIP OF LAND 20 FEET WIDE ALONG THE ENTIRE WESTERLY
BOUNDARY OF SAID PREMISES CONVEYED TO STATE OF OREGON, BY AND
THROUGH ITS STATE HIGHWAY COMMISSION.

THE TRUE & ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS & REMAINS AS
UNTIL A CHANGE IS REQUESTED, SEND TAX STATEMENT TO :
ALPINE REFRIGERATION SERVICE INC., H.C.32 BOX 80, BILCHES
OREGON 97737.

"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 CONSULT
WITH THE APPROPRIATE COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

DATED THIS 4 DAY OF August, 1992.



Mary Ann Keown
MARY ANN KEOWN

Jr. Stephen Ward
J. STEPHEN WARD
Dorothy De Pue 8-1-93

Roberta Curfman
ROBERTA CURFMAN

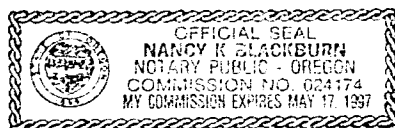
x Michael J. Ward
MICHAEL J. WARD

STATE OF Washington, COUNTY OF Berg
This instrument was acknowledged before me on July 21, 1992,
by Roberta Curfman.

Marilyn Halliwell
Notary Public for Washington
My commission expires Nov 30, 1996



STATE OF OREGON, COUNTY OF Deschutes
 This instrument was acknowledged before me on Aug 4, 1997.
 by Mary Ann Keown.

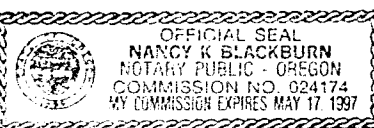


Nancy K. Blackburn
 Notary Public for Oregon
 My commission expires 5-17-97

STATE OF OREGON, COUNTY OF _____
 This instrument was acknowledged before me on _____, 1997.
 by J. Stephen Ward.

 Notary Public for Oregon
 My commission expires _____

STATE OF Oregon, COUNTY OF Deschutes
 This instrument was acknowledged before me on Aug 4, 1997.
 by Michael J. Ward.



Nancy K. Blackburn
 Notary Public for Oregon
 My commission expires 5-17-97

88 STATE OF OREGON , COUNTY OF KLAMATH) ss.

89 I hereby certify that the within instrument was received by me on
the 12th day of August, 1993, at 11:26 o'clock A. M. and
90 duly recorded in VOL No M93 on page 20087. Filed in books
of said County. Witness my hand and seal of County, etc. etc.

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92 Evelyn Biehn, County Clerk
Name Title

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94 By Rauline Muelendore, Deputy

95 FEE:\$45.00

96 WARRANTY DEED

97 MARY ANN KEOWN, ROBERTA DUREMAN, J STEPHEN WARD,

98 MICHAEL J. WARD GRANTOR

99 ALPINE REFRIGERATION SERVICE INC GRANTEE
H.C. 32 BOX 80

100 GILCHRIST, OREGON 97737

101 After recording return to:

102 ALPINE REFRIGERATION SERVICE INC
H.C. 32 BOX 80

103 GILCHRIST, OREGON 97737

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