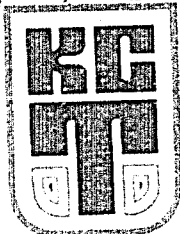


79205

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KLAMATH COUNTY TITLE COMPANY

K-46503

STATUTORY WARRANTY DEED
 (Individual or Corporation)

BYRON F. FARRINGTON AND MILDRED B. FARRINGTON, TRUSTEE, OR SUCCESSOR
 TRUSTEE OF THE FARRINGTON 1991 FAMILY TRUST UTA 9/12/91, Grantor,
 conveys and warrants to REULAND ELECTRIC COMPANY DBA WILLOW VALLEY LAND AND CATTLE COMPANY, Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD, AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 317,862.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of April 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Byron F. Farrington, Trustee
 BYRON F. FARRINGTON, TRUSTEE

Mildred B. Farrington, Trustee
 MILDRED B. FARRINGTON, TRUSTEE

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
 this 15th day of April 19 94
 by BYRON F. FARRINGTON, TRUSTEE
MILDRED B. FARRINGTON, TRUSTEE

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Debra Bruckner
 Notary Public for Oregon
 My commission expires: 12-19-96

Notary Public for Oregon
 My commission expires: _____

After recording return to:
 Reuland Electric
 Box 8068
 Rowland Heights, Ca. 91748

NAME, ADDRESS, ZIP

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

Reuland Electric
 Box 8068
 Rowland Heights, Ca 91748

THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

Township 40 South, Range 14 East of the Willamette Meridian

Section 6: All that portion of the E½NW½SE¼ lying North of the canal known as the Wilkerson Lateral of the Langell Valley Irrigation District.

N¼, SAVING AND EXCEPTING that portion of Lot 2 described in deed dated March 14, 1924, and recorded April 3, 1924, in Book 63, Page 614, Deed Records of Klamath County, Oregon; ALSO that portion of Lot 3 described in deed dated March 14, 1924, recorded April 3, 1924, in Book 63, Page 615, Deed Records of Klamath County, Oregon; ALSO that portion of S½NE¼ described in deed dated November 23, 1925, and recorded February 16, 1926, in Book 69 page 289, Deed Records of Klamath County, Oregon; ALSO that portion of SW½NE¼ described in deed dated November 23, 1925, and recorded February 16, 1926, in Book 69 page 290 of Deed Records of Klamath County, Oregon; ALSO that portion of S½NW¼ described in deed dated March 19, 1926, and recorded May 29, 1926, in Book 69 page 607, Deed Records of Klamath County, Oregon.

Township 39 South, Range 13 East of the Willamette Meridian

Section 31: All that portion of the E½SW¼ and SW½SE¼, SAVING AND EXCEPTING that portion of the SW½SE¼ and E½SW¼ described in deed dated March 14, 1924, and recorded April 3, 1924, in Book 63 page 614, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 15th day of April A.D., 19 94 at 2:05 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 11278.

FEE \$35.00

Evelyn Biehn . County Clerk

By Pauline Millendor