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K-45998

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## STATUTORY WARRANTY DEED

DOUBLE J LAND & CATTLE CO. ("Grantor"), conveys and warrants to NEW PRIME, INC., a Nebraska corporation ("Grantee"), the following-described real estate, situated in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto and by this reference incorporated herein

The property is free from encumbrances except:

See Exhibit "B" attached hereto and by this reference incorporated herein

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: May 6, 1994.

DOUBLE J LAND & CATTLE CO.

By: Patrick J. Juhl  
Patrick J. Juhl  
Authorized Representative

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath )

This instrument was acknowledged before me on this 6th day of May, 1994, by Patrick J. Juhl, who is the Authorized Representative of Double J Land & Cattle Co.

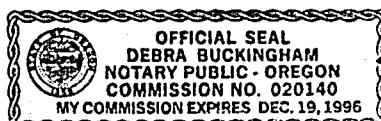
Debra Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-96

Grantor:  
Double J Land & Cattle Co.  
3305 Memorial Drive  
Klamath Falls, OR 97601

Grantee:  
New River, Inc.  
1340 E Woodhurst  
Springfield, Miss. 65804

After Recording Return to:  
New River, Inc.  
1340 E Woodhurst  
Springfield, Miss. 65804

Until a change is requested, all tax statements  
shall be sent to the following address:  
New River, Inc.



## EXHIBIT "A"

A parcel of land situated in Section 16 of Township 35 South, Range 7 East of the Willamette Meridian, lying West of the Westerly right of way line of U.S. Highway No. 97, more particularly described as follows:

Parcel 3 of Land Partition 63-92,  
filed September 17, 1993, in  
Klamath County, Oregon.

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## EXHIBIT "B"

1. Reservations and restrictions, including the terms and provisions thereof, as contained in the Deed from the United States of America, Department of the Interior, acting by and through the Area Director of the Portland Area Office of the Bureau of Indian Affairs to United States National Bank of Portland, in trust for Letitia Josephine Kirk, dated June 6, 1958, recorded June 12, 1958, in Volume 300 page 90, Deed records of Klamath County, Oregon.

2. Right of Way, including the terms and provisions thereof, by and between The United States National Bank of Portland, in trust for Letitia Josephine Kirk to Pacific Power & Light Company, a Maine corporation, dated July 31, 1962, recorded August 23, 1962, in Volume 339 page 513, Deed records of Klamath County, Oregon.

3. Reservations, including the terms and provisions thereof, as contained in Deed from Letitia Josephine Kirk to the State of Oregon, by and through its Department of Transportation, Highway Division, dated May 10, 1990, recorded May 24, 1990, in Volume M90 page 9957, Deed records of Klamath County, Oregon.

4. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1993-94 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.408. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 10th day  
of May A.D., 19 94 at 10:34 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 14715.

Evelyn Biehn • County Clerk

By

Douglas M. Henderson

FEE \$40.00