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MTC 30897-14 Vol. 1094 Page 15463  
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: 5/4, 1994.

DOUBLE J LAND & CATTLE CO.

By Patrick J. Juhl  
Patrick J. Juhl  
Authorized Representative

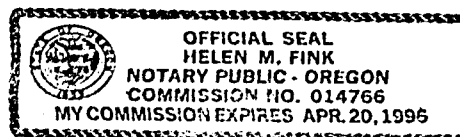
STATE OF OREGON )  
County of Klamath ss.

This instrument was acknowledged before me on this 4<sup>th</sup> day of May, 1994, by Patrick J. Juhl, who is the Authorized Representative of Double J Land & Cattle Co.

Helen M. Fink  
Notary Public for Oregon

My commission expires: 4/20/96

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



Grantee:  
NEW PRIME INC., a Nebraska Corporation  
2740 North Mayfair  
Springfield, MO 65808

After Recording Return to:  
NEW PRIME INC., a Nebraska Corporation  
2740 North Mayfair  
Springfield, MO 65808

Until a change is requested, all tax statements shall be sent to the following address:  
NEW PRIME INC., a Nebraska Corporation  
2740 North Mayfair  
Springfield, MO 65808

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the center section line of Section 16, a distance of 1320.0 feet to the Northwest corner of Lot 33, which corner is marked with a 3/4 inch iron pipe; then, East along the North boundary of Lot 33, a distance of 323.30 feet, more or less to a point on the Easterly right of way boundary of U.S. Highway Number 97, which point is marked with a 3/4 inch iron pipe; thence South 2 degrees 22' West along said right of way boundary a distance of 333.30 feet to a 3/4 inch iron pipe marking the true point of beginning of this description; thence North 62 degrees 07' East a distance of 629.30 feet; thence due North to a point on the North line of said Lot 33; thence West along the North line of Lot 33 to the East right of way of Highway 97; thence South 2 degrees 22' West along said right of way boundary 333.30 feet to the true point of beginning.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation, Highway Division recorded September 25, 1989 in Volume M89, page 18018, Microfilm Records of Klamath County, Oregon.

EXHIBIT "B"  
(Blue House)

15465

1. Taxes for the fiscal year 1993-1994.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.
3. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Williamson River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
4. Reservations, restrictions and easements as contained in Deed recorded July 26, 1957 in Volume 295, page 396, Deed Records of Klamath County, Oregon, between the United States of America and Paul and Bess Wampler.
5. Reservations, restrictions and easements as contained in Deed recorded June 23, 1965 in Volume 363, page 58, Deed Records of Klamath County, Oregon.
6. A Right of Way Easement created by instrument, subject to the terms and provisions thereof,  
Dated: May 3, 1973  
Recorded: May 7, 1973  
Volume: M73, page 5486, Microfilm Records of Klamath County, Oregon  
In Favor of: Pacific Power & Light Company, a corporation  
For: Electric transmission and distribution line
7. A Telephone Right of Way Easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 4, 1986  
Recorded: September 15, 1986  
Volume: M86, page 16612, Microfilm Records of Klamath County, Oregon  
In Favor of: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation  
For: The right to bury and maintain underground telephone facilities
8. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: September 25, 1989  
Volume: M89, page 18018, Microfilm Records of Klamath County, Oregon
9. Trust Deed between Grantor and Haril W. Newton and Fred W. Koehler, Jr. securing a promissory note in the amount of \$65,000.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day  
of May A.D., 19 94 at 3:57 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 15463

FEE \$40.00

Evelyn Biehn County Clerk

By [Signature]