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MTC 30897-HF Vol. may Page 15466  
**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 4th 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

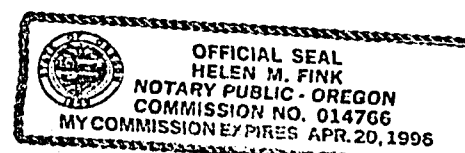


EXHIBIT "A"  
LEGAL DESCRIPTION  
(41 acre parcel)

That portion of Government Lots 23 and 28 lying East of Highway 97 and that portion of Government Lot 22 lying West of Williamson River situated in the SE1/4 of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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EXHIBIT "B"  
(41 acre parcel)

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 to Restricted Land recorded June 3, 1957 in Volume 293, page 296, Deed Records of Klamath County, Oregon.
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

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 15466.

FEE \$40.00

Evelyn Biehn County Clerk

By Pauline Mulendore