

KLAMATH COUNTY TITLE COMPANY

Vol. MM4 Page 35320

K-47300

STATUTORY WARRANTY DEED
 (Individual or Corporation)
KLAMATH COLD STORAGE, INC., an Oregon Corporation

conveys and warrants to DARYL J. KOLLMAN and MARTA C. KOLLMAN, husband and wife, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A
 PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way and easements
 of record, and those apparent upon the land, contract and/or liens for irrigation
 and/or drainage.

The true consideration for this conveyance is \$ 650,000.00 (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 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 this 27th day of October 19 94. If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

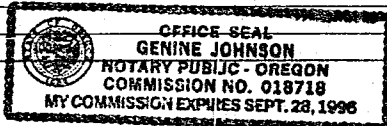
KLAMATH COLD STORAGE, INC., an Oregon Corporation

By: Truman Passmore

TRUMAN PASSMORE

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____



Notary Public for Oregon
 My commission expires:

After recording return to:
 Daryl J. & Marta C. Kollman
 1300 Main Street
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 Daryl J. & Marta C. Kollman
 1300 Main Street
 Klamath Falls, OR 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of KLAMATH)ss.

The foregoing instrument was acknowledged before me
 this 27th day of October 19 94
 by TRUMAN PASSMORE and

by _____
 of KLAMATH COLD STORAGE, INC.
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: September 28, 1996

THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION

35321

An irregular parcel of Burlington Northern Railroad Company's station ground property situated in Government Lot 7 (SW $\frac{1}{4}$) of Section 33, T. 38 S. R. 9 E.W.M. in the City of Klamath Falls, above said County and State more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 33; thence N. 00°01' W. along the West line thereof, 69.3 feet; thence S. 55°27' E. 188.55 feet; thence S. 10°27' W. 25.27 feet to the True Point of Beginning, on the Southerly line of South Sixth Street; thence S. 10°46'30" W. 427.39 feet to the True Point of Beginning of that tract of land described in Volume 80 on page 562 of the Klamath County Deed Records; thence following along the Westerly line of said tract the following courses, S. 10°46'30" W. 256.81 feet (259.69 feet by said Volume 80 Page 562), along the arc of a curve to the left 618.95 feet (radius=573.14 feet, central angle = 61°52'30" and the long chord bears S. 20°09'45" E. 589.31 feet) to a point lying 14.5 feet Northeasterly, as measured at right angles, from the centerline of the 100-foot wide railroad right-of-way corridor occupied jointly by Grantor herein and Southern Pacific Railroad Company and S. 51°06' E. along a line drawn parallel with and distant 14.5 feet Northeasterly from said centerline, 182.02 feet; thence N. 38°54' E. 16.21 feet; thence Northwesterly along the arc of a curve to the right (radius = 484.18 feet, central angle = 26°37'30" and long chord bears N. 37°47'15" W. 222.98 feet) 225.00 feet to the Southernmost corner of that certain parcel conveyed to the former Great Northern Railway Company by deed and recorded in Volume 82 on page 172 of the Klamath County Deed Records; thence continuing Northwesterly along the Easterly boundary of the above said parcel the following courses, along a curve to the right (radius = 484.18 feet, central angle = 12°38'00" and the long chord bears N. 18°09'30" W. 106.54 feet) 106.76 feet, Northerly on a curve to the right (radius = 702.55 feet, central angle = 22°37'00" and the long chord bears N. 00°32'00" W. 275.52 feet) 277.32 feet, N. 10°46'30" E. 70.23 feet, along a curve to the right (radius = 706.05 feet, central angle = 1°27'00" and the long chord bears N. 17°12'30" E. 17.87 feet) 17.87 feet and N. 10°46'30" E. 589.64 feet to the Southerly line of South Sixth Street; thence along the Southerly line of South Sixth Street the following courses, N. 55°46'30" W. 149.88 feet, N. 61°41'40.5" W. 32.28 feet and N. 73°32'01.5" W. 32.28 feet to the True Point of Beginning.

EXCLUDING, herefrom, that portion of the above described parcel lying Southwesterly of a line drawn parallel with and distant 30.5 feet Northeasterly as measured at right angles from the centerline of said 100-foot wide railroad right-of-way corridor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 16th day
of Nov. A.D. 19 94 at 3:09 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 35320

FEE \$35.00

Evelyn Biehn

By Evelyn Biehn

County Clerk