

93558

K-47496

Until a change is requested, all Tax Statements shall be sent to the following address:

Willamette Egg Farms, Inc.
31348 South Highway 170
Canby, Oregon 97013

After recording, send to:

Willamette Egg Farms, Inc.
31348 South Highway 170
Canby, Oregon 97013

WARRANTY DEED

Gooding Bros. Farm, fka Gooding Egg Farm, an Oregon partnership, Grantor, conveys and warrants to Willamette Egg Farms, Inc., an Oregon corporation, Grantee, the following described real property:

Parcel 1 of Minor Land Partition 48-90 situated in the E 1/4 SW 1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, and filed in this office of the Klamath County, Oregon, Clerk, on September 5, 1991,

free of all encumbrances except those referred to on attached Exhibit A and all liens or encumbrances suffered by or placed upon the real property by Grantee.

The true consideration for this conveyance is \$685,000.

The purpose of this instrument is to transfer Grantor's entire interest in the property and to satisfy Grantor's obligations under a real estate contract with Grantee, dated September 17, 1991, a memorandum of which was dated September 17, 1971, and which was recorded on volume M91, page 18815 on September 18, 1991, in the deed records of Klamath County.

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.

Dated this 17th day of February, 1993.

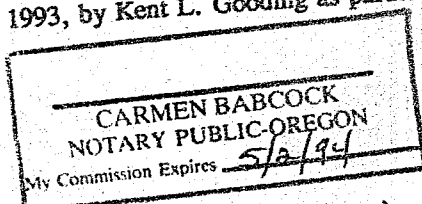
GOODING BROS. FARM

By: Steven R. Gooding
Steven R. Gooding, Partner

By: Kent L. Gooding
Kent L. Gooding, Partner

STATE OF OREGON
COUNTY OF MULTNOMAH } SS

This instrument was acknowledged before me on this 17th day of February, 1993, by Kent L. Gooding as partner in Gooding Bros. Farm, an Oregon partnership.



Carmen Babcock
Notary Public for Oregon
My commission expires:

STATE OF OREGON
COUNTY OF MULTNOMAH } SS

This instrument was acknowledged before me on this 10 day of February, 1993, by Steven R. Gooding as partner in Gooding Bros. Farm, an Oregon partnership.

[Signature]
Notary Public for Oregon
My commission expires:

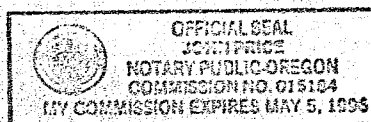


EXHIBIT A

1. The taxes for 1991-92 are now a lien, but not yet payable.

2. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

3. Right of Way Easement, including the terms and provisions thereof from Steve Gooding to Pacific Power & Light Company, a corporation, dated May 10, 1985, recorded May 14, 1985, in Volume M-85 on page 7171, Deed Records of Klamath County, Oregon.

4. Boundary Line Agreement, including the terms and provisions thereof, by and between Kent Gooding and Steven Gooding, Terry D. Sherrill and Janet R. Sherrill, Federal Land Bank and Jack M. Baker and Lynda M. Baker, and Donald C. Kirkpatrick, dated August 27, 1991, and recorded August 27, 1991, in M-91 on page 17152, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 12th day
of Jan A.D., 19 95 at 4:00 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 908

Bernatha G. Letach County Clerk

By [Signature]

FEE \$40.00