

KLAMATH COUNTY TITLE COMPANY

STATUTORY WARRANTY DEED
 (Individual or Corporation)

O'CONNOR LIVESTOCK COMPANY, FRANCIS O'CONNOR ENTERPRISES, INC.,
AND DANOC CORPORATION

 conveys and warrants to PERRY WELKER AND PAULETTA WELKER, HUSBAND AND WIFE Grantor.

 the following described real property in the County of KLAMATH and State of Oregon.

The S½NE¼, SE½NW¼, NE½SW¼ and the N½SE¼ of Section 6, Township 39, South Range 9, East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING: A tract of land situated in the NE½SE¼, Section 6, Township 39, South Range 9, East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South 27°22'30" West 294.08 feet from the E½ corner of said Section 6, thence South 00°06'00" West 208.71 feet; thence North 89°54'00" West 208.71 feet; thence North 00°06'00" East 208.71 feet; thence South 89°54'00" East 208.71 feet to the point of beginning.

SUBJECT TO:

Seller to retain a 25% royalty interest in any gravel or rock sold commercially from the property. Buyer to retain 100% control over use and sales of materials mined from the pit(s). No royalty shall be paid to Seller for rock, sand & gravel used on the 239+/- acres.

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, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 192,000.00 (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 9th day of June 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

O'CONNOR LIVESTOCK COMPANY

DANOC CORPORATION

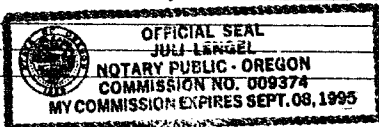
By: Jack O'Connor
Jack O'Connor
FRANCIS O'CONNOR ENTERPRISES, INC.

By: Jim O'Connor
Jim O'Connor

By: Jim O'Connor
Jim O'Connor

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:
 PERRY & PAULETTA WELKER
 7508 STEENS DRIVE
 KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

PERRY & PAULETTA WELKER
 7508 STEENS DRIVE
 KLAMATH FALLS OR 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
 this 9th day of June 19 95
 by JACK O'CONNOR and
 by JIM O'CONNOR

of O'CONNOR LIVESTOCK COMPANY, DANOC CORPORATION
 a corporation, on behalf of the corporation, AND FRANCIS O'CONNOR
 ENTERPRISES, INC.

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 9th day of June A.D., 19 95
 at 3:40 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 15347
 Bernetha G. Letsch County Clerk
 By [Signature] Deputy.

Fee, \$30.00