

STATUTORY QUITCLAIM DEED

09-22-95P01:47 RCVD

I.F. RODGERS AND SONS PARTNERSHIP, I.F. RODGERS, LORRAINE G. RODGERS, aka L.G. Rodgers, RAD R. RODGERS, aka R.R. Rodgers, ALICE A. RODGERS and RUSSELL R. RODGERS, aka R.R. Rodgers, Grantors, release and quitclaims to WELLS FARMS, INC., Grantee, all right, title and interest in and to the following described real property:

See attached Exhibit "A".

The true and actual consideration for this conveyance is to clear possible cloud to title.

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.

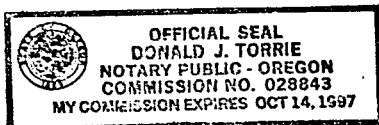
Until a change is requested, all tax statements are to be sent to the following address: Wells Farms, Inc.
22700 Schaupt Road
Klamath Falls, Or 97603

Dated this 20 day of Sept, 1995.
Individually and as partners:

I.F. Rodgers & Sons I.F. Rodgers
Lorraine G. Rodgers R.R. Rodgers
Russell R. Rodgers Alice A. Rodgers

STATE OF OREGON |
County of Klamath | ss.

The foregoing instrument was acknowledged before me this 20 day of SEPT, 1995, by I.F. RODGERS.



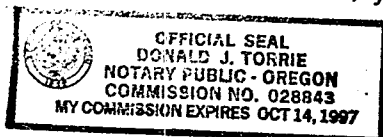
Quitclaim deed

Donald J. Torrie
Notary Public for Oregon
My Commission expires: 10-14-97

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 20 day of
SEPT, 1995, by LORRAINE G. RODGERS, aka L.G. Rodgers.



Donald J. Torrie
 Notary Public for Oregon
 My Commission expires: 10-14-97

STATE OF OREGON)
) ss.
 County of Klamath)

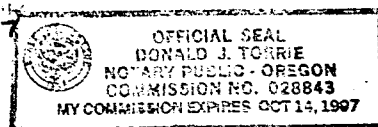
The foregoing instrument was acknowledged before me this 20 day of
SEPT, 1995, by RAD R. RODGERS, aka R.R. Rodgers.

Donald J. Torrie
 Notary Public for Oregon
 My Commission expires: 10-14-97

STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 20 day of
SEPT, 1995, by ALICE A. RODGERS.

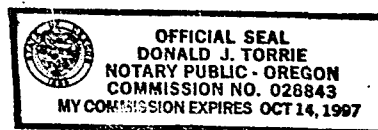
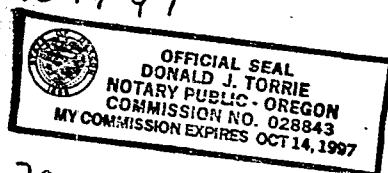
Donald J. Torrie
 Notary Public for Oregon
 My Commission expires: 10-14-97



STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 20 day of
SEPT, 1995, by RUSSELL R. RODGERS, aka R.R. Rodgers.

Donald J. Torrie
 Notary Public for Oregon
 My Commission expires:



Township 40 South, Range 11 East of the Willamette Meridian;
 Section 3: Lots 13, 14, 15, and 20 **SAVE AND EXCEPT** that portion of Lots 19 and 20 lying south of the irrigation canal, as conveyed by deed recorded February 5, 1965 in Deed Volume 319 page 207, records of Klamath County, Oregon. **ALSO** saving and excepting that portion lying within the right of way of the County Road.
 Section 4: Lots 7, 10, 15, 16, and 17, **EXCEPT** that portion of Lots 7 and 10 conveyed to the United States by deed recorded August 30, 1912 in Deed Volume 37 page 591, records of Klamath County, Oregon.

PLUS THE FOLLOWING PARCELS:

PARCEL 1

A parcel of land situate in Lots 12, 13 and the NE 1/4 of Section 33, Twp. 39 S.R. 11 E.W.M., more particularly described as follows: Beginning at a point on the South line of said Section 33 which bears N. 89°53' W. a distance of 801.4 feet from the Southwest corner of said Section 33; thence continuing along said South line N. 89°53' W. a distance of 2180.6 feet to the Southwest corner of tract described in Deed from Rockne Lane Fiegl to Ben F. Smith, Inc. dated October 25, 1974, recorded November 4, 1974, in Vol. M74, page 14245, Records of Klamath County, Oregon; thence N. 01°07' E. along the West line and West line extended of last mentioned tract a distance of 753.1 feet to the center of Lost River; thence Northeasterly along the centerline of Lost River a distance of 1125 feet, more or less, to the most Northerly point of tract described as Parcel #1 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 17, 1972, recorded July 7, 1972 in Vol. M72, page 7365, records of Klamath County, Oregon; thence S. 59°19' E. a distance of 953.0 feet to a point; thence S. 33°29' E. a distance of 869.0 feet, more or less, to the point of beginning, containing 39.75 acres, more or less. LESS portion contained in the Right of Way of South Fee Valley Road.

PARCEL 2

In Section 2, Twp. 40 S.R. 11 E.W.M.
 Lots 1, 2, 3, 6, 7 and 10; M4 of Lot 11; Those portions of Lots 4, 5 and 12 described as follows: Beginning at a point on the North line of Lot 4, said Section 2, Twp. 40 S.R. 11 E.W.M., which bears West along the North line of said Section 2 a distance of 2336.4 feet from the Northeast corner of Lot 3 in said Section 2, said point being the Northwest corner of tract described in Deed from Melvin D. Fiegl, et ux. to Ben F. Smith, Inc., dated March 29, 1973, recorded March 30, 1973, in Vol. M73, page 3700, Records of Klamath County, Oregon; thence South 540.7 feet; thence West 50.0 feet; thence South line 1008.0 feet, more or less, to the most Westerly point of tract described as Parcel #3 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972, in Vol. M72, page 7365, records of Klamath County, Oregon; thence N. 01°40' E. a distance of 824.3 feet to a point; thence N. 88°13' E. to the West line of Lot 11, said Section 2; thence North along the West line of Lot 11, 6 and 8 to the North line of Section 2 and the Northeast corner of Lot 4; thence West along the North line of said Lot 4 to the point of beginning. LESS portion contained in the Right of Way of South Fee Valley Road.

SAVING AND EXCEPTING THEREFROM that portion of the West 30 feet of Lot 10 described in Deed Vol. 129, page 148.

SUBJECT TO:

Terms and conditions of special assessment upon use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Purchaser assumes and agrees to pay and perform; acreage and use limitations under provisions of the United States statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, assessments, and water and irrigation rights in connection therewith; rules, regulations, liens and assessments of Klamath Basin Improvement District; reservations and restrictions of record; agreements relative to pumping and irrigation of record; assessments and rights of way of record and appurtenant thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 22nd day
 of Sept A.D., 19 95 at 1:47 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 25690

FEE \$40.00

By Bernetha G. Lelsch, County Clerk