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96 JUL P356

WARRANTY DEED

Vol. m96 Page 19616MT37758-DS
GREGORY ALLEN CHAPIN,

Grantor(s) hereby grant, bargain, sell and convey to:

CROSS BROS. FARMS, INC., A CALIFORNIA CORPORATION

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 397,500.00.

Until a change is requested all tax statements shall be sent to Grantee at the following address: P.O. BOX 39, MAC DOEL, CA 96058

Dated this 28th day of June, 1996

G.A. Chapin
GREGORY ALLEN CHAPIN

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. June 28 19 96

COUNTY OF San Diego

Personally appeared the above named _____

GREGORY ALLEN CHAPIN

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

Suenell C. Boyer

Notary Public for 6-28-96

My commission expires 8-18-99

(seal)

ESCROW NO. MT37758-DS

Return to:

CROSS BROS. FARMS, INC.

P.O. BOX 39

MAC DOEL, CA 96058

19617

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,516.13 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S1/2 of the S1/2 of the N1/2 of the SW1/4 of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00 degrees 27' 05" East along the West line of The Meadows, a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32' 55" West parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence South 00 degrees 27' 05" East a distance of 270.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 110.0 feet, more or less, to the West line of The Meadows; thence North along said West line 270.0 feet, more or less, to the true point of beginning.

PARCEL 2

A parcel of land situate in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,356.15 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S1/2 of the S1/2 of the N1/2 of the SW1/4 of said Section 11; thence continuing South 0 degrees 27' 05" East parallel to the West line of THE MEADOWS, a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence South 0 degrees 27' 05" East a distance of 150.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 100.0 feet to a point; thence North 0 degrees 27' 05" West 150.0 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____, Amount _____, Title _____
of _____ July _____ A.D., 19 96, at _____ 3:56 _____ o'clock _____ PM., and duly recorded in Vol. _____ M96
of _____ Dec 15 _____ on Page _____ 19616

FEE \$35.00

By Ernetha G. Letsch County Clerk