

THIS INDENTURE WITNESSETH, That in consideration of the sum of Forty Thousand and No/100ths Dollars, (\$ 40,000.00) the receipt where-
of hereby is acknowledged, I the undersigned seller, hereby grant, bargain, sell,
transfer and deliver unto WINEMA ELEVATORS, INC.
hereinafter called buyer, the following described personal property, now being
and situate _____
in State of OREGON, County of Klamath to-wit:

Grain elevator located on Burlington Northern Railroad Co., Henley siding,
described on Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD, the same unto the buyer and buyer's executors,
administrators, successors and assigns forever.

And I, the seller, hereby covenant to and with the said buyer that I am the
owner of said personal property; that the same is free from all encumbrances
except none and _____,
that I have a good right to sell the same, and that I, my heirs, executors and
administrators shall warrant and defend the same against the lawful claims of
of all persons whomsoever.

WITNESS _____ my hand this 3 day of July, 1996.

Craig Fleck
Craig Fleck as Secretary of Malin
Grain and Feed Co.

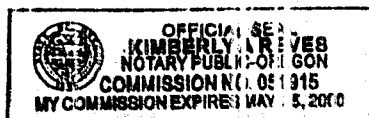
STATE OF OREGON)
County of Klamath) ss.

Craig Fleck as Secretary of Malin Grain and Feed Co.

being first duly sworn, depose and say that I am the sole owner _____ of the
property described in the foregoing bill of sale, that the same has been paid
in full, and that on this date the same is free and clear of liens and
encumbrances of every kind and nature. _____

Craig Fleck
Craig Fleck as Secretary of Malin
Grain and Feed Co.

Subscribed and sworn to before me this 3 day of July, 1996.



Kimberly A. Reeves
Notary Public for OREGON
My Commission expires 5/25/2000

96 JUL -5 AM 1:13

20020

EXHIBIT "A" LEGAL DESCRIPTION

A Leasehold Interest only in the following described property:

A parcel of land situated in the NE1/4 NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows, to-wit:

Commencing at the Northeast corner of said NE1/4 NW1/4; thence Westerly along the North line of said NE1/4 NW1/4 a distance of 1,005.5 feet to Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline as now located and constructed; thence Southeasterly along said Main Track centerline, deflecting an angle of 42 degrees 38', measured from East to South of said North line, a distance of 770.0 feet; thence Northeasterly at right angles to said Main Track centerline 37.5 feet to a point being 8.5 feet Northeasterly, as measured at right angles from said Railroad Company's Spur Track centerline as now located and constructed and the True Point of Beginning of this description; thence continuing Northeasterly at right angles to said Main Track centerline 88.5 feet; thence Southeasterly parallel with said Main Track centerline 200.0 feet; thence Southwesterly along a line perpendicular to said Main Track centerline 88.5 feet to a point being 8.5 feet Northeasterly, as measured at right angles from said Spur Track centerline; thence Northwesterly parallel with said Spur Track centerline 200.0 feet to the True Point of Beginning; also,

a 24.0 foot wide strip of land for a non-exclusive roadway, situated in the NE1/4 NW1/4 and the NW1/4 NE1/4 of said Section 25 described as follows:

Commencing at the Northeast corner of said NE1/4 NW1/4; thence Westerly along the North line of said NE1/4 NW1/4 a distance of 1,005.5 feet to Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline, as now located and constructed; thence Southeasterly along said Main Track centerline, deflecting an angle of 42 degrees 38', measured from East to South of said North line, a distance of 770.0 feet; thence Northeasterly at right angles to said Main Track centerline 126.0 feet to the True Point of Beginning of this description; thence continuing Northeasterly along the last described course 24.0 feet to said Railroad Company's Northeasterly property line; thence Southeasterly along said property line, parallel with said Main Track centerline, 1,110 feet, more or less, to the North line of an East-West County Road, as now located and constructed; thence West along said North line of said County Road to a point being 126.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Northwesterly parallel with said Main Track centerline to the True Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amrit Title the 5th day
of July A.D., 1996 at 11:13 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 20019.

FEE \$35.00

Bernetha G. Letrich, County Clerk
By [Signature]