



K-49343-S

STATUTORY WARRANTY DEED
 (Individual or Corporation)

United States National Bank of Oregon

conveys and warrants to McVay Farms, Inc. Grantor,
 the following described real property in the County of Klamath and State of Oregon. Grantee,

See Exhibit "A" attached hereto and by this reference made a part hereof

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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 \$ 276,000.00 (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 16 day of July 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

UNITED STATES NATIONAL BANK OF OREGON
BY: 

Dale Watkins - Vice President

STATE OF OREGON, County of _____)ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

CORPORATE ACKNOWLEDGEMENT

 STATE OF OREGON, County of Multnomah)ss.

 The foregoing instrument was acknowledged before me
 this 16th day of July 19 96
 by Dale Watkins and
 by _____
 of United States National Bank of Oregon
 a corporation, on behalf of the corporation.

 Notary Public for Oregon
 My commission expires:

 Notary Public for Oregon
 My commission expires: 1-30-98

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

 MCVAY FARMS, INC.
 21592 DRAZIL RD.
 MALIN OR 97632

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

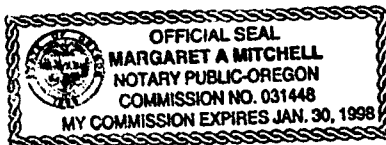


EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN

Section 14: A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, more particularly described as follows: Commencing at the Northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14; thence West along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14, 950.5 feet to a point; thence South at right angles to North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14 to a point on the North boundary of the Dalles-California Highway; thence Southeasterly along the Northerly boundary of said highway to its intersection with the East boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence North along the East boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the point of beginning..

A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14, 950.5 feet West of the Northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South at right angles to the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ 249.5 feet to a point; thence West and parallel to the North boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, 10.5 feet to a point; thence North and parallel to the East boundary of the herein described tract 249.5 feet to a point on the North boundary of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence East 10.5 feet to the point of beginning.

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southwest of the Low Line Canal, and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and N $\frac{1}{4}$ SE $\frac{1}{4}$.

LESS AND EXCEPTING the following described portion thereof. Beginning at the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14 and running thence North 200 feet; thence East 180 feet; thence South 200 feet; thence West 180 feet to the point of beginning, all in Section 14, Township 41 South, Range 12 East of the Willamette Meridian.

LESS AND EXCEPTING that portion conveyed to Alice Johnson by Bargain and Sale Deed from Johnson Stock Co., an Oregon corporation, dated February 19, 1996, recorded March 25, 1996 in Volume M96 page 8153, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 18th day
of July A.D., 19 96 at 3:29 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 21518

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$35.00