



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050350

AFTER RECORDING RETURN TO:

T. T. MIYASAKA, INC.

209 Riverside Rd.
Watsonville, CA. 95076

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RICHARD E. WALKER and SHERRILEE WALKER, TRUSTEES, UNDER THE WALKER LIVING TRUST DATED NOVEMBER 2, 1995 AND ROBERT V. WALKER and MARCHETA L. WALKER, TRUSTEES, UNDER THE WALKER LIVING TRUST DATED DECEMBER 15, 1995, hereinafter called GRANTOR(S), convey(s) and warrants to T.T. MIYASAKA, INC., a CALIFORNIA CORPORATION, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is equitable exchange. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF FIRST GUARANTY EXCHANGE, A CALIFORNIA CORPORATION, AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

In construing this deed and where the context so requires, the singular includes the plural.

MLW
RW
REW
SW

WARRANTY DEED - continued

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of January, 2000.

THE WALKER LIVING TRUST DATED
NOVEMBER 2, 1995

BY: Richard E. Walker trustee
RICHARD E. WALKER, TRUSTEE

BY: Sherrilee Walker
SHERRILEE WALKER, TRUSTEE

Richard E. Walker
RICHARD E. WALKER, INDIVIDUALLY

Sherrilee Walker
SHERRILEE WALKER, INDIVIDUALLY

THE WALKER LIVING TRUST DATED
DECEMBER 15, 1995

BY: Robert V. Walker Trustee
ROBERT V. WALKER, TRUSTEE

BY: Marcheta L. Walker Trustee
MARCHETA L. WALKER, TRUSTEE

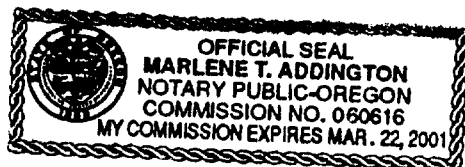
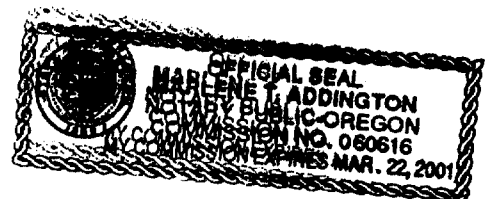
Robert V. Walker
ROBERT V. WALKER, INDIVIDUALLY

Marcheta L. Walker
MARCHETA L. WALKER, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 19th
day of January, 2000 by Richard E. Walker and Sherrilee
Walker, both as Trustees of The Walker Living Trust Dated
November 2, 1995, and individually, AND Robert W. Walker and
Marcheta L. Walker, both as Trustees of The Walker Living Trust
Dated December 15, 1995, and individually.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



VESTING

PARCEL 1:

RICHARD E. WALKER and SHERRILEE WALKER, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE WALKER LIVING TRUST DATED NOVEMBER 2, 1995, and any amendments thereto, an estate in fee simple.

PARCELS 2 and 3:

ROBERT V. WALKER and MARCHETA L. WALKER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WALKER LIVING TRUST DATED DECEMBER 15, 1995, and any amendments thereto, an estate in fee simple.

PARCEL 1:

Parcel 2 of Land Partition 22-94, being a portion of Parcel 1 of MLP NO. 79-134, situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian and the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The S 1/2 NW 1/4, SW 1/4 NE 1/4 Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The SW 1/4, W 1/2 SE 1/4 and the SE 1/4 SE 1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT a portion in the SE 1/4 SE 1/4 for right of way of Highway 140.

AND

The N 1/2 N 1/2, Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion of the N 1/2 NE 1/4 Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies Easterly and Southeasterly of the Klamath Falls-Lakeview Highway.

CODE 114 MAP 3811-700 TL 602
CODE 114 MAP 3811-1300 TL 200
CODE 114 & 36 MAP 3811-V1200 TL 400
CODE 36 & 114 MAP 3811-V1200 TL 400
CODE 114 MAP 3811-V1200 TL 500
CODE 114 MAP 3811-V1200 TL 600

State of Oregon, County of Klamath
Recorded 1/26/00, at 10:59 AM.
In Vol. M00 Page 2654
Linda Smith,
County Clerk Fee \$ 36.00