

ORS 205.234 SUMMARY

GRANTOR:

Umpqua Dairy Products Co.
333 S.E. Sykes
Roseburg, Oregon 97470

CONSIDERATION: LeasebackGRANTEE AND PERSON TO WHOM TAX
STATEMENTS SHOULD BE SENT:

United Strakes Co.
333 S.E. Sykes
Roseburg, Oregon 97470

TAX ACCOUNT No: 542050MAP No.: 3909-10BA-3400

UMPQUA DAIRY PRODUCTS CO., Grantor, hereby conveys to UNITED STRAKES CO.,

Grantee, the following-described real property:

A tract of land situated in the W ½ NE ¼ NW ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a ½ inch iron pin on the Southerly right of way line of Hilyard Avenue, said pin being North 89° 06' 00" West 908.60 feet and South 00° 05' 16" East 30.00 feet from a 5/8 inch iron pin at the centerline intersection of said Hilyard Avenue and Altamont Drive marking the North quarter corner of said Section 10; thence South 00° 05' 16" East 591.88 feet; thence North 89° 06' 00" West 293.66 feet; thence North 00° 05' 16" West 591.88 feet more or less to the Southerly right of way line of Hilyard Avenue; thence South 89° 06' 00" East 293.66 feet to the point of beginning.

ORS 93.040 NOTICE: "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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES."

DATED and SIGNED this 25 day of January, 2000.

"Grantor"

UMPQUA DAIRY PRODUCTS CO.

By Douglas Feldkamp
 Douglas Feldkamp, President

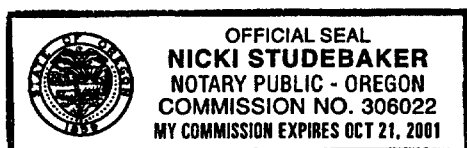
After recording
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STATE OF OREGON)
)ss.
County of Douglas)

2926

Personally appeared before me the above-named *Douglas Feldkamp*, and he did state that he is the President of *Umpqua Dairy Products Co.* and that the foregoing Bargain and Sale Deed was acknowledged on behalf of the corporation.

SUBSCRIBED to before me this 25 day of January, 2000.



(SEAL)

Nicki Studebaker

Notary Public of Oregon

My Commission Expires: _____

State of Oregon, County of Klamath
Recorded 1/28/00, at 12:12 p.m.
In Vol. M00 Page 2925
Linda Smith,
County Clerk Fee \$ 26-