



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01050851

AFTER RECORDING RETURN TO:
AUDRIC ENTERPRISES, INC.P.O. Box 1418
Watsonville, CA. 95077UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

T. T. MIYASAKA, INC., a California corporation, hereinafter called GRANTOR(S), convey(s) and warrants to AUDRIC ENTERPRISES, 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, Trust Deed, including the terms and provisions thereof dated January 13, 2000, and recorded January 26, 2000 in Book M-00, Page 2658, Mortgage Records of Klamath County, Oregon, in favor of Richard E. Walker and Sherrilee Walker, Trustees or their Successors in Trust, under the Walker Living Trust dated November 2, 1995, as to a 25% interest, and Robert V. Walker and Marcheta L. Walker, Trustees or their Successors in Trust, under the Walker Living Trust dated December 15, 1995, as to a 75% interest, which Trust Deed the Grantee herein agrees to assume and pay according to the terms and conditions set out therein., 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.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of February, 2000.

T. T. MIYASAKA INC., a California corporation

BY: *T. Miyasaka* TITLE: *president*

STATE OF CALIFORNIA, County of Santa Cruz) ss.

On February 23, 2000, personally appeared
Timothy Miyasaka as President of T.T.
Miyasaka, Inc., a California corporation.

L. Sue Dunn
Notary Public for California
My Commission Expires: 3/30/2001

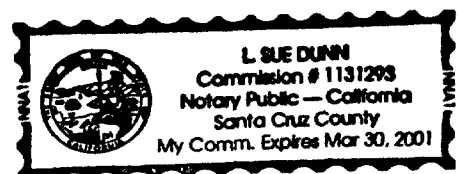


EXHIBIT "A"

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 2/25/00, at 3:32 a. m.
In Vol. M00 Page 5971
Linda Smith,
County Clerk Fee\$ 26⁰⁰