

GRANTOR NAME AND ADDRESS  
LMJ Cattle Company

GRANTEE NAME AND ADDRESS  
H & H Cattle Feeders, Inc.  
P.O. Box 60  
Merrill, OR 97633

AFTER RECORDING RETURN TO  
H & H Cattle Feeders, Inc.

SEND TAX STATEMENTS TO  
H & H Cattle Feeders, Inc.

*Ret. Neal Buchanan*

State of Oregon, County of Klamath  
Recorded 10/08/03 3:09 p m  
Vol M03 Pg 75266-08  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

**WARRANTY DEED - STATUTORY FORM**

LMJ CATTLE COMPANY, a partnership now composed of Lauren P. Owens and Mark E. Owens (former partner James Robert Owens having withdrawn), Grantor, conveys and warrants unto **H & H CATTLE FEEDERS, INC.**, Grantee, the following described real property free of encumbrances except as specifically set forth herein on the attached Exhibit "A", situated in Klamath County, Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein as if fully set forth

ALL SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 true and actual consideration for this conveyance is \$120,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being in fulfillment of purchase contract.

DATED this 28 day of AUG., 2003.

LMJ CATTLE COMPANY, a partnership

By *Lauren P. Owens*  
Lauren P. Owens

By *Mark E. Owens*  
Mark E. Owens

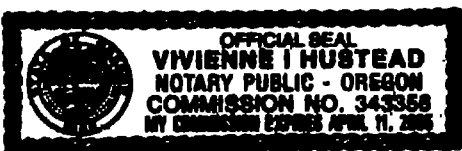
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Sept 12, 2003, by Lauren P. Owens, a partner of LMJ Cattle Company.



*Marsha Cobine*  
NOTARY PUBLIC FOR OREGON

This instrument was acknowledged before me on August 28, 2003, by Mark E. Owens, a partner of LMJ Cattle Company.



*Vivienne I. Hustead*  
NOTARY PUBLIC FOR OREGON

All that certain real property situate, lying and being in the County of Klamath, State of Oregon, described as follows:

Government Lots 3 and 4 together with the following described parcel lying and all being in Section 2 Township 41 South, Range 11 East, Willamette Meridian: Beginning at a point in the section line marking the Southwesterly corner of Government Lot 4; thence South along said section line 500 feet, more or less, to a point, which point is the Northwesterly corner of property conveyed to Lloyd Nicholson by Partition Deed recorded June 20, 1962, Vol. 338, page 307, Klamath County Deed Records; thence South  $89^{\circ} 14'$  East 1057.7 feet; thence South  $2^{\circ} 09'$  East 356.6 feet; thence North  $89^{\circ} 27'$  West 114.0 feet; thence South  $0^{\circ} 36'$  West 210.8 feet; thence South  $88^{\circ} 44'$  East 243.5 feet; thence South  $3^{\circ} 45'$  East 30.6 feet; thence South  $89^{\circ} 01'$  East 384.6 feet; thence South  $15^{\circ} 45'$  East 134.1 feet; thence South  $4^{\circ} 05 \frac{1}{2}'$  East 296.0 feet; thence South  $8^{\circ} 55 \frac{1}{2}'$  West 239.1 feet; thence South  $89^{\circ} 32'$  East 61.9 feet; thence South  $3^{\circ} 15'$  East 37.1 feet; thence North  $88^{\circ} 23'$  East 95.8 feet, more or less, to a point on the centerline of a field drain, as the same is now located and constructed; thence South  $1^{\circ} 18'$  East along the centerline of said field drain 590 feet, more or less, to its intersection with the line marking the Northerly boundary of the right of way of "D" canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed; thence Easterly along said right of way line 890 feet, more or less, to the centerline of said section; thence North along said centerline of said section to its intersection with the South line of Government Lot 3; thence Westerly along the South line of Government Lots 3 and 4 to the point of beginning.

SAVING AND EXCEPTING from the above described property a parcel of land situated in the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 2 Township 41 S.R. 11 E.W.M., more particularly described as follows: Beginning at a point in the Easterly right of way fence of the existing county road along the West line of said Section 2 from which point the East quarter corner of Section 10 Township 41 S.R. 11 E.W.M., bears North  $89^{\circ} 07' 50''$  West 27.0 feet and South  $0^{\circ} 02' 50''$  West 6,148.5 feet distant; thence North  $0^{\circ} 02' 50''$  East along said Easterly right of way fence 439.88 feet to a  $\frac{5}{8}$  inch iron pin; thence South  $89^{\circ} 57' 10''$  East 194.20 feet to a  $\frac{5}{8}$  inch iron pin reference monument; thence South  $89^{\circ} 57' 10''$  East 3.60 feet to a point; thence South  $2^{\circ} 15' 20''$  West 442.96 feet to a  $\frac{5}{8}$  inch iron pin; thence North  $89^{\circ} 07' 50''$  West 180.8 feet to the point of beginning.

**Subject to:**

75268

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and Shasta View Irrigation District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Easement of right of way, including the terms and provisions thereof, given by Anna C. Martin and Harry L. Martin, wife and husband to The California Oregon Power Company, dated May 24, 1943, recorded June 4, 1943 in Volume 155 at page 573, Deed Records of Klamath County, Oregon.

4. Easement and right of way, including the terms and provisions thereof, given by William Arnold, a single man and Harry L. Martin, et ux., to The California Oregon Power Company, dated May 24, 1943, recorded June 4, 1943 in Volume 155 at page 572, Deed Records of Klamath County, Oregon.

5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

6. An easement created by instrument, including the terms and provisions thereof,

Dated : June 8, 1976  
Recorded : June 14, 1976 Book: M-76 Page: 8773  
In favor of : Stiles Enterprises, Inc.  
For : 1 1/2' Well Pipeline

7. Reservations, including the terms and provisions thereof, in Patent dated May 20, 1862, recorded August 4, 1910 in Book 29 at page 573, Deed Records.

8. 1984-85 real property taxes.

9. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$ 45,000.00.

Date: February 26, 1980

Recorded: June 17, 1980, book M-80, page 11148

Mortgagor: James Peter Owens and Laura Belle Owens

Mortgagee: Bank of America National Trust & Savings Association