

RETURN TO:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
KB Brewing, Inc.  
6003 Logan Drive  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 12/04/03 3:49 p. m  
Vol M03 Pg 88998  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

- WARRANTY DEED -

Del A. Azevedo and Lonnie D. Clement, Grantors, convey and warrant to KB Brewing, Inc., an Oregon corporation, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 7, 8, 9, 10 and a strip of land one foot wide off the Easterly side of Lot 11, Block 10, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments; encroachment permit agreement dated May 18, 1982, recorded June 3, 1982, in Volume M82, page 6887, microfilm records of Klamath County, Oregon, from the City of Klamath Falls to Klamath Falls Creamery for a 1 1/4" mile pipeline (affects Lot 8, Block 10 and Lot 2D, Block 4).

The true and actual consideration for this transfer is issuance of stock.

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.

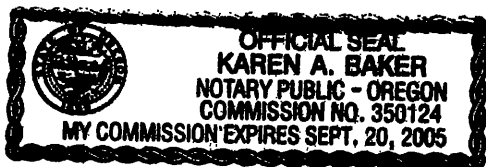
DATED this 3<sup>RD</sup> day of DECEMBER, 2003.

Del A. Azevedo  
Del A. Azevedo

Lonnie D. Clement  
Lonnie D. Clement

STATE OF OREGON )  
 ) ss.  
County of Klamath )

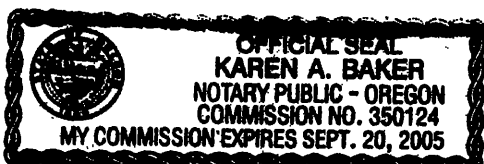
Personally appeared before me this 3<sup>rd</sup> day of DECEMBER, 2003, Del A. Azevedo, and acknowledged the foregoing instrument to be his voluntary act.



Karen A. Baker  
Notary Public for Oregon  
My Commission expires: 9-20-05

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared before me this 3<sup>rd</sup> day of DECEMBER, 2003, Lonnie D. Clement, and acknowledged the foregoing instrument to be his voluntary act.



Karen A. Baker  
Notary Public for Oregon  
My Commission expires: 9-20-05