

04 JUL 29 AM 11:11

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:  
J & W WALKER FARMS, INC.  
PO Box 830  
Merrill, Oregon 97633

Vol M04 Page 49629

State of Oregon, County of Klamath  
Recorded 07/29/04 11:11a m  
Vol M04 Pg 49629  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

HAZEL B. KENYON, an unmarried widow dealing with her own property,

GRANTOR, conveys and warrants to

J & W WALKER FARMS, INC., a California Corporation, qualified to transact business in Oregon,

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth below:

The Southeast quarter of the Southwest quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Saving and excepting a 30 foot strip for road across the South side. [Assessor's #4112-400-2600/R108573]

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed which obligation Optionee assumes and agrees to pay and perform.
2. Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith, including, without limitation, any unpaid charges or assessments which Optionee assumes and agrees to pay and perform.
3. Rights of way of record and apparent thereon.
4. Unrecorded lease dated September 1, 2000, between C. ELMONT and HAZEL KENYON, Lessor, and JERRY E. DERRY dba DERRY FARMS, Lessee.

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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$76,400.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

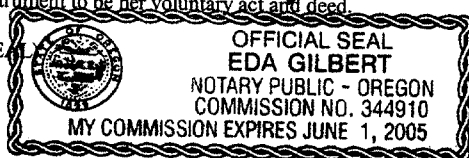
Dated: July 27 - 2004

Hazel B. Kenyon  
Hazel B. Kenyon

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss

On July 27, 2004, personally appeared the above named HAZEL B. KENYON and acknowledged the foregoing instrument to be her voluntary act and deed.

(SE)



Before me:

Eda Gilbert

Notary Public

My Commission expires:

6-1-05

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI LAW OFFICES, 115 N. 5<sup>th</sup> Street, Suite 202, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759

21 F