



After recording return to:
JA Klamath, LLC
5705 Blue Mountain Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
JA Klamath, LLC
5705 Blue Mountain Drive
Klamath Falls, OR 97601

File No.: 7021-453501 (SAC)
Date: November 03, 2004

State of Oregon, County of Klamath

Recorded 11/04/04 3:27 p m

Vol M04 Pg 76021-23

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Trans-Milk, Inc., an estate in fee simple Corporation, Grantor, conveys and warrants to **JA Klamath, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of Nov, 2004.

76022

APN: R477629

Statutory Warranty Deed
- continued

File No.: 7021-453501 (SAC)
Date: 11/03/2004

Trans-Milk, Inc., an estate in fee simple, a
Corporation



By: Cloyd L. Johnson, President

STATE OF Oregon)

County of

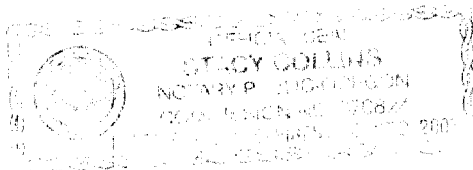
Klamath)ss.

This instrument was acknowledged before me on this 4 day of Nov, 2004
by Cloyd L. Johnson as President of Trans-Milk, Inc., an estate in fee simple, on behalf of the
Corporation.



Notary Public for Oregon

My commission expires: 8-2007



APN: R477629

Statutory Warranty Deed
- continuedFile No.: 7021-453501 (SAC)
Date: 11/03/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Parcel One: A parcel of land situated in the SE 1/4 NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at an iron pipe on the Easterly property line of Elm Street, said pipe being 100.00 feet Northeasterly from the Northeast corner of the South Sixth Street and Elm Street intersection; thence Northeasterly along the Easterly property line of Elm St. 121.99 feet to an iron pipe; thence in a Northeasterly direction along the arc of a 20 foot radius curve to the right to an iron pipe on the Westerly property line of Commercial St., thence Southerly along the Westerly property line of Commercial Street 181.37 feet to an iron pipe; thence Northwesterly along a line parallel to South Sixth St. and 100 feet therefrom 138.67 feet to the point of beginning being a portion of an unplatted block in Klamath Addition to the City of Klamath Falls, Oregon.

Parcel Two: Beginning at a point at the intersection of the Northerly line of 6th Street and the section line between Sections 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, which point is 37.81 chains South of the Section corner common to Sections 28, 29, 32 and 33 of said Township and Range; running thence Northerly along said section line a distance of 128.6 feet to a point; thence N. 51°4' West parallel to the Northerly line of 6th Street and 100 feet therefrom a distance of 80.7 feet to the Easterly corner of tract heretofore conveyed by C. D. Willson to Stella Orr; thence Southwesterly at right angles to 6th Street 100 feet; thence S. 51°4' East along the Northerly line of 6th Street 160.5 feet to the point of beginning.