

04 NOV 22 PM 3:18

mtc - 67314 TM



Vol M04 Page 80312

State of Oregon, County of Klamath  
Recorded 11/22/04 3:18 P m  
Vol M04 Pg 80312-14  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

THIS SPACE RES

After recording return to:  
MASAMI FOODS, INC  
5222 TINGLEY LANE  
KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
The following address:

MASAMI FOODS, INC  
5222 TINGLEY LANE  
KLAMATH FALLS, OR 97603

Escrow No. MT67314-TM

### STATUTORY WARRANTY DEED

**P & E RENTALS, LLC AN OREGON LIMITED LIABILITY COMPANY**, Grantor(s) hereby convey and warrant to **MASAMI FOODS, INC, an Oregon Corporation**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$65,000.00**.

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 22 day of November 2004

P & E RENTALS, LLC

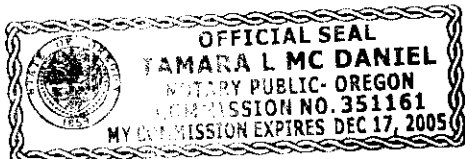
BY: Pete O'Neil  
PETE O'NEIL, REGISTERED AGENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on NOV 22, 2004 by PETE O'NEIL AS MANAGER OF P & E RENTALS, LLC.

Samara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



2/10/05  
am

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the W1/2 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet East and 30 feet North of the quarter corner common to Sections 16 and 17 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, running thence East 1658 feet, more or less, to the West boundary line of Government Drain Ditch, 1-C-1; thence along the Westerly boundary line of said Drain Ditch, North 10° 45' East 402.3 feet; thence North 39° 54' West 1338 feet, more or less, to an intersection with the Easterly boundary line of Midland Market Road; thence along the Easterly boundary of the said Market Road in a Southwesterly direction to the point of beginning.

LESS AND EXCEPTING rights of way for irrigation ditches and drains heretofore deeded to the United States of America.

EXCEPTING THEREFROM the following described tract of land deeded to Ronald L. McDaniel, et ux., by deed recorded in Deed Volume 354, page 428, Deed Records of Klamath County, Oregon:

Beginning at an iron pin situated on the Southeasterly right of way of the Old Midland Road, said point located South a distance of 1795.5 feet and South 77° 15' East a distance of 168.0 feet from the Northwest corner of said Section 16; thence South 49° 45' East a distance of 170.0 feet to an iron pin; thence South 2° 55' East a distance of 166.9 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A-3-1 (F-16) Canal; thence Northeasterly along the Northerly right of way of said canal to the intersection of the Westerly right of way of the U.S.B.R. A-3 Canal; thence Northwesterly along the Westerly right of way of said canal to the intersection with the Southeasterly right of way of the Old Midland Road; thence Southwesterly along the Southeasterly right of way of said road to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situate in the SW1/4 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of said Section 16; thence South 49° 45' East a distance of 170.0 feet to an iron pin; thence South 30° 00' West a distance of 120.06 feet to a point; thence North 59° 12' West a distance of 163.58 feet, more or less, to a point on the Southeasterly line of Old Midland Road; thence Northeasterly, along said Southeasterly line being on the arc of a curve to the right, a distance of 148.35 feet, more or less, to the point of beginning.

- Continued -

(Legal Description continued)

ALSO EXCEPTING THEREFROM a tract of land situate in the SW1/4 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin situated on the Southeasterly right of way line of the Old Midland Road, said point being located South a distance of 1795.5 feet and South 29 degrees 11' East a distance of 191.67 feet from the Northwest corner of said Section 16; thence South 59 degrees 12' East a distance of 163.58 feet to an iron pin; thence South 30 degrees 00' West a distance of 56.54 feet to an iron pin located on the Northeasterly right of way line of the U.S.B.R. A-3-1 (F-16) Canal; thence North 74 degrees 15' West along the Northeasterly right of way line of said Canal a distance of 149.0 feet to an iron pin located on the Southeasterly right of way line of the Old Midland Road; thence Northeasterly along the Southeasterly right of way line of said road on the arc of a curve to the right a distance of 97.45 feet, more or less to the point of beginning.

SAVING AND EXCEPTING any portion thereof contained in the Midland Highway, as said highway has been relocated.

ALSO EXCEPTING beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.00 feet and South 49 degrees 45' East a distance of 170.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said point of beginning being the Northeast corner of that tract of land described in document recorded December 29, 1972 in Volume M72, page 15128, Microfilm Records of Klamath County, Oregon; thence South 2 degrees 55' East a distance of 166.90 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A-S-I (F-16) Canal; thence Southwesterly along the Northerly right of way of said canal to a point 149.0 feet from the Southeasterly right of way line of the Old Midland Road, said point also being the Southeast corner of that tract of land described in document recorded July 15, 1976 in Volume M76, page 10797, Microfilm Records of Klamath County, Oregon; thence North 30 degrees 00' East a distance of 176.60 feet to the point of beginning.

Tax Account No: 3909-016B0-01500-000

Key No: 580053