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mtc-683600

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Vol. M05 Page 14616
STATE OF OREGON

Grantor's Name and Address	
Coldwater Farms, Inc.	
5100 California Ave, Ste. 234	
Bakersfield, CA	93309
Grantee's Name and Address	
After recording, return to (Name, Address, Zip):	
Michael V. LaGrande	
P. O. Box 1281	
Williams, CA	95897
Until requested otherwise, send all tax statements to (Name, Address, Zip):	
Same as above	

State of Oregon, County of Klamath
Recorded 03/04/2005 11:03 a m
Vol M05 Pg 14616-23
Linda Smith, County Clerk
Fee \$ 56.00 # of Pgs 8

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that GRANTOR EXHIBIT ATTACHED HERETO AND MADE A PART
HEREOF
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL LA GRANDE AND
KRISTINE LA GRANDE, HUSBAND AND WIFE
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of
record or apparent to the land

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$800,000.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on February 22, 2005; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

SEE SIGNATURE EXHIBIT ATTACHED HERETO

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires

300

Escrow No. 710517 -MB

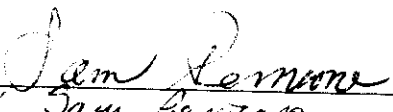
14617

GRANTOR EXHIBIT


P & R ALMOND ORCHARDS, INC., a California corporation,
THOMAS-CATTANI INCORPORATED, a California corporation
COLDWATER FARMS, INC., a California corporation

SIGNATURE EXHIBIT


P & R ALMOND ORCHARDS, INC.,
a California corporation

BY: 
Name: Sam Perrone
Title: Pres

THOMAS-CATTANI INCORPORATED,
a California corporation

BY: 
Name: Arnold Cattani
Title: Pres

COLDWATER FARMS, INC.,
a California corporation

BY: 
Name: Arnold Cattani
Title: Pres

THE STATE OF CALIFORNIA

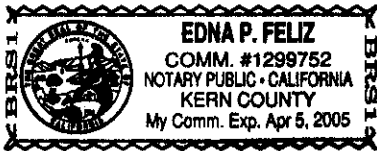
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14619

COUNTY OF KERN

On February 22, 2005_, before me, Edna P. Feliz, a Notary Public in and for said State, duly commissioned and sworn, personally appeared Arnold Cattani, Jr., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Edna P. Feliz

Notary Public in and for State of California

THE STATE OF CALIFORNIA

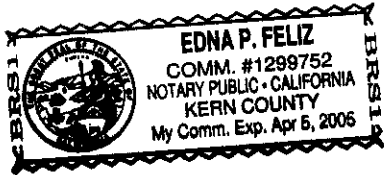
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COUNTY OF KERN

On February 22, 2005_, before me, Edna P. Feliz, a Notary Public in and for said State, duly commissioned and sworn, personally appeared Arnold Cattani, Jr., personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edna P. Feliz
Notary Public in and for State of California



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

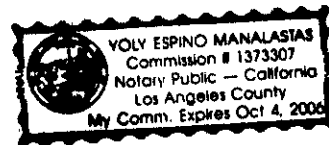
On February 28, 2005 before me, YOLY ESPINO MANALASTAS

a Notary Public in and for said County and State, personally appeared SAM PEREZ

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person ~~(s)~~ whose name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Yenty
Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF _____) SS.

On _____ before me, _____

a Notary Public in and for said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

E 1/2 of the NE 1/4 of the SW 1/4 and NE 1/4 of the SE 1/4 of the SW 1/4 of Section 1, Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

SE 1/4 of the NW 1/4 and the E 1/2 of the NW 1/4 of the NW 1/4 Section 7, Township 33 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The S 1/2 of the SE 1/4 of the SW 1/4, Section 1, Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

That portion of Government Lot 4 lying South of HOG CREEK as it is presently situated, Section 1, Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

The N 1/2 of the SW 1/4 of the NW 1/4, Section 1, Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

Government Lot 8, Section 6, Township 33 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7:

The S1/2 of the SE1/4; the NE1/4 of the SE1/4 and the S1/2 of the SW1/4 in Section 36, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(continued)

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(Legal description continued)

PARCEL 8:

Section 1: Lots 1, 2, 3 and 5, S1/2 of the NE1/4, and the SE1/4, and the SE1/4 of the NW1/4, and that portion of Lot 4 lying North of Hog Creek, East of the Willamette Meridian, Klamath County, Oregon.

Section 12: NE1/4. All in Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

.PARCEL 9:

The E1/2 of the SE1/4 of Section 31 and the W1/2 of the SW1/4 of Section 32, Township 32 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10:

Government Lots 3 and 4, S1/2 of the NE1/4 of the SW1/4, N1/2 of the SE1/4 of the SW1/4 and NW1/4 of the SE1/4 Section 31, Township 32 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.