



THIS



10/03/2006 03:31:05 PM

Fee: \$31.00

After recording return to:  
Audric Enterprises, Inc. and Pacific-  
Ag. Suppliers, Inc.

209 Riverside Rd  
Watsonville, CA

95076

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

Audric Enterprises, Inc. and Pacific-Ag.  
Suppliers, Inc.  
Address as shown above.

File No.: 7021-653414 (MTA)  
Date: September 16, 2006

### STATUTORY WARRANTY DEED

**Harry Orem or Gary Orem, Trustees of the Harry Orem Trust and Gary D. Orem, Individually and June Orem or Gary Orem, Trustees of the June Orem Trust, Grantor, conveys and warrants to Audric Enterprises, Inc., a California corporation, and Pacific - Ag. Suppliers, Inc., a California Corporation, each an to an undivided one-half interest , 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.

**Subject to:**

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$2,573,000.00**. (Here comply with requirements of ORS 93.030)

31-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 16th day of September. 2006.

Harry Orem Trust

Gary D. Orem  
Gary D. Orem

Gary D. Orem Trustee  
Trustee

June Orem Trust

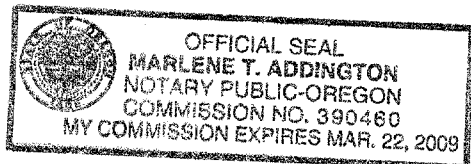
June D. Orem Trustee  
Trustee

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2006 by Gary Orem, individually and Harry Orem, Trustee and June Orem, Trustee as Harry Orem and June Orem as Trustees of Harry Orem Trust and June Orem Trust, respectively, on behalf of the each Trust.

Marlene T. Addington

Notary Public for Oregon  
My commission expires: March 22, 2009



APN: **R106174**

Statutory Warranty Deed  
- continued

File No.: **7021-653414 (MTA)**  
Date: **09/16/2006**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Parcel One: Parcel 3 of Land Partition 13-89, situated in Sections 8, 9, 16, and 17 of Township 41 South, Range 11 East of the Willamette Meridian , Klamath County, Oregon, as adjusted by Boundary Line Agreement recorded in M-90 on page 1782, records of Klamath County, Oregon.

Parcel Two: Parcels 1 and 2 of Land Partition 26-99, situated in Section 17 and NW 1/4 of Section 16, Township 41 South, Range 11 East of the Willamette Meridian