

2008-001203

Klamath County, Oregon



00039250200800012030020023

01/29/2008 11:41:17 AM

Fee: \$26.00

After Recording Return to:  
AUDRIC ENTERPRISES, INC. and  
PACIFIC-AG SUPPLIES

Box 1418  
Watsonville CA 95077

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

**WARRANTY DEED**

(INDIVIDUAL)

ATE: 65179 PS

THOMAS E. WEST, TRUSTEE U/T/A/ DTD AUGUST 4, 1995 FBO THOMAS E. WEST, as to an undivided one-half interest and JOSE A. CORTES, TRUSTEE U/T/A/ DTD AUGUST 4, 1995 FBO JOSE A. CORTES, as to an undivided one-half interest herein called grantor, convey(s) to AUDRIC ENTERPRISES INC. a California Corporation and PACIFIC-AG SUPPLIES INC. a California Corporation, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$400,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 7, 2007.

THOMAS E. WEST, TRUSTEE U/T/A/ DTD  
AUGUST 4, 1995 FBO THOMAS E. WEST

Thomas E. West  
BY: THOMAS E. WEST, TRUSTEE

JOSE A. CORTES, TRUSTEE U/T/A/ DTD  
AUGUST 4, 1995 FBO JOSE A. CORTES

Jose A. Cortes  
BY: JOSE A. CORTES, TRUSTEE

STATE OF CALIFORNIA, County of Shasta ) ss.

On October 26, 2008 personally appeared the above named THOMAS E. WEST, TRUSTEE and JOSE A. CORTES, TRUSTEE and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



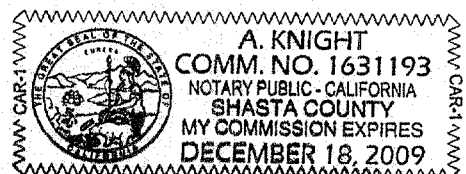
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065179

Before me:

Notary Public for California

My commission expires:

Official Seal



**Exhibit A**

**The S 1/2 of the NW 1/4 and the N 1/2 of the SW 1/4, Section 23, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**CODE 114 & 036 MAP 3811-00000 TL 02900 KEY #609513**

**CODE 036 & 114 MAP 3811-00000 TL 02900 KEY #474025**

**CODE 036 MAP 3811-00000 TL 03000 KEY #474034**

**CODE 114 & 036 MAP 3811-00000 TL 02800 KEY #474016**