

NJC 82782

2008-012654

Klamath County, Oregon



00052936200800126540030036

After Recording Return to:
Farm Credit Leasing Services Corporation
600 Highway 169 South, #300
Minneapolis, MN 53426

09/10/2008 11:11:45 AM

Fee: \$31.00

MAIL TAX STATEMENTS TO: No Change

**QUITCLAIM DEED
(Potato Storage Facility)**

John R. Walker and Brenda L. Walker, Tenants by the Entirety, as Grantor, releases and quitclaims to J&W Farms, an Oregon general partnership, as Grantee, all right, title and interest in and to the following described real property:

All buildings, improvements and fixtures consisting of a 62' x 288' Double Wide Behlen Metal Potato Storage facility, built by Teton West with air system provided by Industrial Ventilation, Inc., as more particularly described on Exhibit A:

Parcel 1 of Land Partition 20-02, said Land Partition being situated in the NE1/4 NW1/4 and NW1/4 NW1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, and in the NE1/4 NE1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian Klamath County, Oregon.

THIS DEED IS NOT INTENDED TO CONVEY THE FEE INTEREST IN SUCH PROPERTY, BUT ONLY THE REFERENCED BUILDINGS, IMPROVEMENTS AND FIXTURES LOCATED THEREON.

The true consideration for this conveyance is \$-0-, plus other good and valuable consideration, which is the whole of the consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

31 Amt

Dated as of September 5th, 2008.

GRANTOR:

By: John R Walker
John R. Walker

By: Brenda L Walker
Brenda L. Walker

ACKNOWLEDGMENT

STATE OF OREGON)
) ss
COUNTY OF KLAMATH)

This instrument was acknowledged before me, this 5th day of September, 2008, by John R. Walker.



Tricia M Hill
NOTARY PUBLIC
My commission expires 9-18-09

STATE OF OREGON)
) ss
COUNTY OF KLAMATH)

This instrument was acknowledged before me, this 5th day of September, 2008, by Brenda L. Walker.



Tricia M Hill
NOTARY PUBLIC
My commission expires 9-18-09

EXHIBIT A
BUILDINGS, FIXTURES AND IMPROVEMENTS

One 62' x 288' double wide white Behlen metal storage building

Four endwalls with framed openings

Two endwalls with storage to 18'

Central air plenum down length of building split into two zones (designed for 27 cfm per ton)

Two sets of stairs

Electrical and storage control room

Storage height calculated to 18'

Concrete

8' Concrete wall the full perimeter and down air plenum

Recessed air plenum floor

Concrete floor and cap on air plenum

Plenum cap sealed with single ply membrane

Footings and buttresses by design

Doors

(4) 16'-10" x 14' all metal swing doors with swinging bulk head doors

(11) 2868 walk doors

(2) Stairway access doors

Insulation

4" urethane insulation throughout building

Air System and Pipe

(94) rows of 24" - 16 ga. Ventilation pipe with galv. end caps

Galvanized splice gates