

WJ 82782

2008-012655

Klamath County, Oregon



00052937200800126550030032

09/10/2008 11:13:03 AM

Fee: \$31.00

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

MAIL TAX STATEMENTS TO: No Change

**WARRANTY DEED
(Potato Storage Facility)**

J & W Farms, an Oregon partnership, Grantor, conveys and warrants to Farm Credit Leasing Services Corporation, a federally chartered corporation, its Grantee, the following described property free of encumbrances except as specifically set forth herein.

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 attached hereto and made a part hereof, located on the property more particularly described as:

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, ONLY THE REFERENCED BUILDINGS, IMPROVEMENTS AND FIXTURES LOCATED THEREON SITUATED IN KLAMATH COUNTY, OREGON.

The said property is subject to encumbrances set forth in the public record as of the date hereof.

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.

Blant

Dated as of September 5th, 2008.

GRANTOR: J & W FARMS, an Oregon general partnership

By: John R. Walker
John R. Walker
General Partner

By: William M. Walker
William M. Walker
General Partner

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me, this 5th day of September, 2008, by John R. Walker, a general partner of J&W Farms, an Oregon general partnership.



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 William M. Walker, a general partner of J&W Farms, an Oregon general partnership.



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