

2009-000213

Klamath County, Oregon



00058456200900002130030031

01/08/2009 02:56:44 PM

Fee: \$31.00



After recording return to:

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

Western Beverage, LLC
6701 Southwest Ave
St. Louis, MO 63143

File No.: 1320883
Date: January 1, 2009

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Major Eagle, Inc., an Oregon corporation, successor in interest to McDonald Candy Co. d/b/a Western Beverage Company, Grantor, conveys and warrants to Western Beverage, LLC, a Delaware limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION:

Real Property located in the County of Klamath, State of Oregon, described as follows:

LOTS 12 AND 13, BLOCK 1, TRACT NO. 1174, COLLEGE INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

NCS 378586-007

F31-

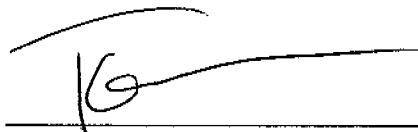
Subject to:

1. 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.

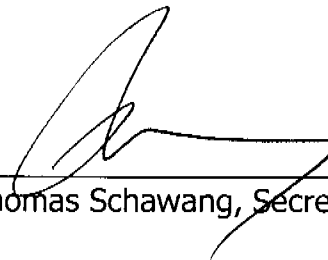
The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1st day of January, 2009.

A handwritten signature in black ink, appearing to be 'TE' followed by a long horizontal stroke.

Todd Epstein, President

A handwritten signature in black ink, appearing to be 'TS' followed by a long horizontal stroke.

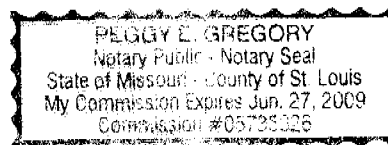
Thomas Schawang, Secretary

State of Missouri)
)ss.
City of St. Louis)

On this 1st day of January in the year 2009
before me, a Notary Public, in and for said state, personally appeared Todd Epsten,
President of Major Eagle, Inc., an Oregon corporation, f/k/a McDonald Candy Co. d/b/a
Western Beverage Company, known to me to be the person who executed the within
Deed in behalf of said limited liability company and acknowledged to me that he
executed the same for the purposes therein stated.



Notary Public for Missouri
My commission expires:



State of Missouri)
)ss.
City of St. Louis)

On this 1st day of January in the year 2009
before me, a Notary Public, in and for said state, personally appeared Thomas
Schawang, Secretary of Major Eagle, Inc., an Oregon corporation, f/k/a McDonald
Candy Co. d/b/a Western Beverage Company, known to me to be the person who
executed the within Deed in behalf of said limited liability company and acknowledged
to me that he executed the same for the purposes therein stated.



Notary Public for Missouri
My commission expires:

#1507351

