

S.S. 4054

D E E D

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KNOW ALL MEN BY THESE PRESENTS, that NORTH RIVER SECURITIES CO., INC., a New York corporation having an office at 595 Madison Avenue, New York, New York, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it paid, receipt whereof is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell and convey WITHOUT WARRANTY unto NATHAN SANDELMAN residing at 3450 Gates Place, Bronx, New York _____

(hereinafter called the "Grantee") the real property in the County of Klamath , State of Oregon, described in Exhibit A annexed hereto and made a part hereof, together with the tenements, hereditaments and appurtenances thereto belonging.

SUBJECT to conditions, restrictions, reservations, rights, rights of way and easements of record.

AND FURTHER SUBJECT TO:

- (a) Indenture of Mortgage and Deed of Trust executed by Montclair Co., Inc. of Delaware to Irving Trust Company and J. A. Austin, as Trustees, dated as of November 1, 1955.
- (b) Lease dated as of November 1, 1955, between Montclair Co., Inc. of Delaware, as Lessor and Union Oil Company of California, as Lessee.
- (c) Assignment of Lease as collateral security from Montclair Co., Inc. of Delaware to Irving Trust Company and J. A. Austin, as Trustees, dated as of November 1, 1955.
- (d) Any and all taxes, charges and other items which are payable by Union Oil Company of California pursuant to the Lease referred to in "(b)" above.
- (e) Such state of facts as an inspection of the premises or an accurate survey would show, provided the same does not materially and adversely interfere with the use of the premises as a service station.

TO HAVE AND TO HOLD the said premises unto the Grantee, his, its and their successors, legal representatives and assigns forever.



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AND the said NORTH RIVER SECURITIES CO., INC. covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid; PROVIDED HOWEVER THAT it is understood and agreed that none of North River Securities Co., Inc., its officers, directors, employees, stockholders, successors or assigns shall have any obligation or liability for damages or otherwise to the Grantee hereunder, or to his, its or their respective heirs, executors, legal representatives, successors or assigns, under, with respect to, or arising out of any warranty, representation or covenant made by North River Securities Co., Inc. in this Deed, whether such warranty, representation or covenant be express or implied, or imposed by statute, court order or decision.

IN WITNESS WHEREOF, NORTH RIVER SECURITIES CO., INC. has caused this instrument to be executed and its corporate seal to be hereunto affixed.

Dated: June 14, 1966

NORTH RIVER SECURITIES CO., INC.

(SEAL)

By

William F. Lawrence
President

ATTEST:

Larry L. Picard
Secretary

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STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

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On this 15th day of June, 1966, personally appeared WILLIAM V. LAWRENCE, residing at 4 Valley Road, Bronxville, New York, who, being sworn, stated that he is the President of NORTH RIVER SECURITIES CO., INC., the corporation described in and which executed the foregoing instrument, and that the seal affixed hereto is the corporate seal of said corporation and that this Deed was voluntarily signed and sealed in behalf of said corporation by authority of its Board of Directors.

Before Me:

Irene E. Gural
Notary Public

IRENE E. GURAL
NOTARY PUBLIC State of New York
No. 41-1635-135
Qualified in Queens County
Commission Expires March 30, 1967

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Premises located in the State of Oregon, County of Klamath,
and more particularly described as follows:

Lots 1, 2 and 3 in Block 5 of CHEMULT, Oregon, according to the
duly recorded plat thereof on file in Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss)

Filed for record at request of Royal Abstract Co.

this 27 day of June 1966 at 11:40 o'clock A.M., and

duly recorded in Vol. M-66, of Deeds on Page 6502.

Fee \$6.00

DOROTHY ROGERS, County Clerk

By *[Signature]*

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EXHIBIT "A"