

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SIXTH STREET AUTO WRECKING CO., a partnership composed of William Badorek, Sr., and Walter C. Badorek, Grantor, for \$6,000.00 to it paid by B & M SALVAGE & METAL CO., a partnership composed of Walter C. Badorek and William J. Mills, Grantee, does hereby grant, bargain, sell and convey to said Grantee, its successors and assigns forever, the following real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situate in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

The South half of the Southeast quarter of the Southwest quarter of the Southwest quarter (S 1/2 SE 1/4 SW 1/4 SW 1/4) of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, subject however to the following exceptions: Commencing at a public road or highway as now dedicated and located along the Southerly boundary of said above described property, said point being 130.0 feet Westerly of the East line of said SW 1/4 SW 1/4 of Section 3; thence Easterly along said North line a distance of 80.0 feet; thence Northerly, and parallel to the East line of said Section 3, a distance of 199.62 feet; thence Westerly and parallel to the South line of said Section 3, a distance of 25.0 feet; thence Southwesterly and tangent to the true point of beginning and the end of this description. ALSO EXCEPTING therefrom a 50-foot strip along the Easterly boundary of said SW 1/4 SW 1/4 of Section 3, ALSO a 30-foot strip along the Southerly boundary of said Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING also unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns, the right to maintain and use the present railway tracks upon, over and across the above described property.

ALSO EXCEPTING therefrom a reservation unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever upon or in the lands above described, together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands above described, and in such manner as not to interfere with the use thereof by the Grantee, its successors and assigns.

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TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns forever.

And the said Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances except easements of record for public utilities, and that it will, and its successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, both partners of Grantor have hereunto affixed their hands and seals this 27th day of August, 1971.

SIXTH STREET AUTO WRECKING COMPANY

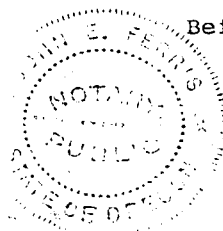
By William C. Badorek

By Walter C. Badorek

STATE OF OREGON)
) ss:
County of Klamath)

Personally appeared the above named William Badorek, Sr., and Walter C. Badorek and acknowledged the foregoing instrument to be their voluntary act.

Before me:



M. C. Jones
Notary Public for Oregon
My commission expires: 3-3-72

STATE OF OREGON, |
County of Klamath |
Filed for record ex. request OK

this 2nd day of APRIL A.D. 19 73
at 8:43 o'clock A.M., and duly
recorded in Vol. M 73 of DEEDS

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Wm D. MILNE, County Clerk

By Harold H. Hight Deputy

03 \$ 1.00

Rev. C. Collins - Minister of Religion
225 West Main
Medford, Ore

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