

MTC 952-2738 B.P.#192

27065

SPECIAL WARRANTY DEED

Vol. 77 Page 4836

EXXON CORPORATION, a New Jersey corporation, Grantor, conveys and specially warrants to BATSELL BROTHERS OIL COMPANY, a partnership composed of RICHARD R. BATSELL AND LARRY D. BATSELL, GRANTEES, the following real property free of encumbrances created or suffered by the Grantor:

PARCEL I:

All that portion of Lot 70, ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the Southerly line of Sixth Street, at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 358.7 feet and West 17.5 feet to an iron pipe which is the True Point of Beginning; thence West 109.97 feet to an iron pipe; thence South 295.3 feet to an iron pipe; thence on an 11 degree 30' curve to the left a distance of 52.5 feet more or less to an iron pipe; then East a distance of 107.71 feet to an iron pipe; thence North a distance of 347.8 feet to the True Point of Beginning, containing approximately 38,430 square feet. All as shown on Signal Oil Company Drawing C-944, dated April, 1946.

PARCEL II:

An easement and right of way over and across that certain property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as: All that portion of Lot 70 of ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the South line of Sixth Street at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 706.5 feet; thence West 17.5 feet; thence North along a North and South line 407.5 feet West of the East line of Lot 70 a distance of 718.43 feet to the intersection of said line with the South line of Sixth Street; thence Southeast along said street line 21.2 feet to the Point of Beginning, for the purpose of ingress and egress from that certain parcel of land described in Parcel I herein.

Subject to liens and other encumbrances of record.

The true consideration for this conveyance is \$23,310.00

Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by Grantor and that Grantor will warrant and defend the same and every part thereof against the lawful claims and demands of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument the

14<sup>th</sup> day of March 1977.

EXXON CORPORATION, a New Jersey Corporation,

BY: W. H. Nichols Vice-President

BY: DEX Assistant Secretary

Until a change is requested, all tax statements shall be sent to the following address: 2300 South 6th, Klamath Falls, Oregon 97601

Return to MTC



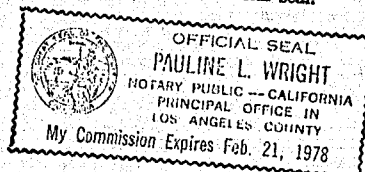
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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 14<sup>th</sup> day of March, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. A. Nichols known to me to be the Vice President, and W. A. Nichols known to me to be the Secretary, of W. A. Nichols Corporation the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Pauline L. Wright

(Print, stamp or type name)  
Notary Public in and for said County and State

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
this 22 day of MARCH A. D. 1977 at 3:57 o'clock P. M., and  
duly recorded in Vol. M 77, of DEEDS on Page 4836

FEE \$ 6.00

Wm D. MILNE, County Clerk  
Wm D. Milne