

K.C. Title No. A-27826
Cascade Title Escrow 77-5624-dg

27572

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5512

RECORDING REQUESTED BY:

Cascade Title Company

1075 Oak St.

Eugene, Ore. 97401

WHEN RECORDED MAIL TO:

Mr. Frank Boresek

Franko Oil Co. Profit Sharing Trust

P. O. Box 2440

Eugene, Oregon 97402

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

SS 71061

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT LION OIL COMPANY, a corporation organized under the laws of the State of Delaware, Grantor, in consideration of the sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto FRANKO OIL COMPANY PROFIT SHARING TRUST, Grantee, the following described real property and premises situate in the County of Klamath, State of Oregon, to wit:

A tract of land lying in the N-1/2 SW-1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin which lies North 89°49' West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence South 6°02' West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6°02' West a distance of 270 feet; thence North 89°49' West a distance of 625.1 feet, more or less, to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11°36' West following the easterly right of way line of the new Dalles-California Highway to an iron pin; which pin lies North 89°49' West a distance of 708.6 feet from the said true point of beginning; thence South 89°49' East a distance of 708.6 feet to the said true point of beginning;

together with all improvements thereon and appurtenances thereunto belonging.

THIS Deed is subject to taxes, any and all zoning ordinances, questions of survey, restrictions, encroachments and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE-DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Senior Vice President and Secretary thereunto duly authorized.

DATED THIS 25th day of February 1977.

LION OIL COMPANY

BY

Senior Vice-President

ATTEST:

Secretary

Description Approved

[Signature]

(OFFICIAL SEAL)

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STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES



OFFICIAL SEAL
CATHERINE M. MACK
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 4, 1978

ss.

ON FEBRUARY 25, 1977
before me, the undersigned, a Notary Public in and for said State, personally appeared
A. Joe Warr and Richard A. Shortz

known to me to be the
Senior Vice-President and Secretary
of the LION OIL COMPANY
the Corporation that executed the within Instrument, known to me to be the person who
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged
to me that such Corporation executed the same.

WITNESS my hand and official seal.

Catherine M. Mack
Notary Public in and for said State.

CORPORATE ACKNOWLEDGMENT FORM

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 4th day of
APRIL A.D., 1977 at 9:44 o'clock A.M., and duly recorded in Vol. M77
of DEEDS on Page 5512.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Haydn Onagis* Deputy