

This Indenture Witnesseth, THAT WILLIAM R. SMITH and WENDELL A. SMITH,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ORE-CAL GENERAL WHOLESALE, INC., an Oregon Corporation, its successors

and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: A portion of vacated Blocks 21, 22, 25, 26 and 30 of Buena Vista Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Northwest corner of vacated Block 21 of said Buena Vista Addition, said corner also being located at the intersection of the South right of way line of Pelican Street and East right of way line of Berkeley Street; thence South 00°16' West along the East right of way line of Berkeley Street, a distance of 540.00 feet to a point, being the Northwest corner of Lot 7 of Block 22 of said Buena Vista Addition; thence South 89°44' East along the North line of said Lot 7, a distance of 140.0 feet to the Northeast corner of said Lot 7; thence continuing South 89°44' East along the center line of the vacated alley a distance of 50.0 feet; thence South 00°16' West along the East boundary of said Lot 10, a distance of 160.0 feet to the Southeast corner of said Lot 10, said corner also being on the North right of way line of Mt. Pitt Street; thence South 89°44' East along the North right of way line of Mt. Pitt Street a distance of 830.00 feet to the intersection of the North right of way line of Mt. Pitt Street and the West right of way line of Alma Alley; thence North 00°16' East along the West right of way line of Alma Alley, a distance of 700.00 feet to the intersection of the West right of way line of Alma Alley and the South right of way line of Pelican Street; thence North 89°44' West along the South right of way line of Pelican Street a distance of 1020.00 feet to the point of beginning.

EXCEPTING THEREFROM the parcels of land described in Deed Volume 339, page 260, Records of Klamath County, Oregon, recorded August 6, 1962, and Deed Volume 328 at page 39, recorded March 10, 1961, and also excepting Block 29 of Buena Vista Addition to the City of Klamath Falls, Oregon.

SUBJECT TO: Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration for this transfer is \$ 45,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

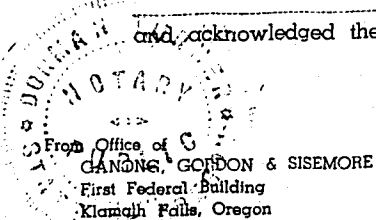
IN WITNESS WHEREOF, they have hereunto set their hand s and seals this 22nd day of May, 19 73 .

William R. Smith (SEAL) (SEAL)

Wendell A. Smith (SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. June 8, 19 73
Personally appeared the above named William R. Smith and Wendell A. Smith,

and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Canon G. Gordon & Sisemore
Notary Public for Oregon. My commission expires 6-24-73

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 27th day of JUNE, 19 77, at 4:46 o'clock P. M., and recorded in book M77 on page 11325 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder
By Harold W. Wagoner Deputy

FEE \$ 3.00

Ref. to taxes
Buena Vista Land Co.
P.O. Box 1886
K. Falls