WARRANTY DEED (Individual or Corporate). T/.# 54227	THM-38-14728-0 STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OP. 57204
	WARRANTY DEED Vol. Mar Page 19183
KNOW ALL MEN BY THESE PRESE	ENTS, That KLAMATH PETROLEUM DISTRIBUTING, INC.
.ereinafter called the grantor, for the consideration	tion hereinafter stated, to grantor paid by NEVADA ROGUE, INC.
assigns, that certain real property, with the tene pertaining, situated in the County of Klam.	, hereinafter called ements, hereditaments and grantee and grantee's heirs, successors and ements, hereditaments and appurtenances thereunto belonging or ap- acth and State of Oregon, described as follows, to-wit:
SEE LEGAL DESCRIPTION MAR REFERENCE MADE A PART THE	KED EXHIBIT "A" ATTACHED HERETO AND BY THIS REOF
And said grantor hereby covenants to	CIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) e said grantee and grantee's heirs, successors and assigns forever. and with said grantee and grantee's heirs, successors and assigns, that bove granted premises, free from all encumbrances
See Attached Marked Exhibi	it "A"
grantor will warrant and forever delend the point	and that
The true and actual consideration paid However, the actual consideration accurate	for this transfer, stated in terms of dollars, is \$ 61,800.00
art of the consideration (indicate which). (The set	instances other property or value given or promised which is
changes shall be implied to make the provisions	itext so requires, the singular includes the plural and all grammatical
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EXHIBIT "A"

19184

Government Lots 18, 23, 26, 31 and that portion of Government Lots 17 and 24 lying Westerly of Southern Pacific Railwoad, ALSO that portion of the North 60 feet of Government 154-17 lying East of the Southern Pacific Sailwoad and West of the Dalles-California Highway. All being in Section 33, Township 35 South, Range 7 East of the Will mette Maridian in the County of Klamath, State of Oregon.

TOGETHER WITH a perpetual non-exclusive roadway casement twenty feet in width for ingress and egress over and upon a parcel of land situated in Government Lot 17 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klapath, State of Oregon, said easement lying ten feet on either ride of the following described center line: Beginning at a point on the Westerly right of way line of U. S. Highway No. 97 from which the Pass onequarter corner of said Section 33 hears North 86° 30' 50" test, 190.77 feet; thence leaving said right of way line South 87° 16' 13" Yest, 64.84 feet; thence South 59° 57' 03" West, 153.94 feet; thence South 77° 35' 53" West, 38.89 feet to the Easterly right of way line of the Southern Pacific Railroad and the terminus of this easement.

Subject to:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

4. Reservation of all subsurface rights except water, including the terms and provisions thereof, as set forth in Deed recorded October 7, 1957 in Book 294 at page 615, Deed Records.

5. Reservations, all subsurface rights, except water, reserved for the heirs of Sam Allen, deceased, Allottee #3, easements and liens contained and imposed in Deed, including the terms and provisions thereof, from United States of America, to Lloyd M. Dent, dated September 11, 1956, recorded April 2, 1957 in Book 290 at page 565, Deed Records. (Affects Lots 18 and 33, Sec. 33, Twp 35 S., R 7 EWM) 6. The above conveyed property is classified for farm use; if declassified Grantee shall pay any additional, prior and future taxes assessed against said property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

FEE \$6.00

I hereby certify that the within instrument was received and filed for record on the <u>30th</u> day of <u>August</u> A.D., 19_78 at <u>11:20</u> o'clock <u>A.M.</u>, and duly recorded in Vol. <u>178</u>, of <u>Decida</u> on Page 19183

WM. D. MILNE, County Clerk By Dermethal- Deputy