

54227

WARRANTY DEED

Vol. 19183 PageKNOW ALL MEN BY THESE PRESENTS, That KLAMATH PETROLEUM DISTRIBUTING, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEVADA ROGUE, INC., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF...

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

See Attached Marked Exhibit "A"

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 61,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of June, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

KLAMATH PETROLEUM DISTRIBUTING, INC.

By [Signature] PRES

STATE OF OREGON,

County of Deschutes ss.

July 31, 1978

Personally appeared the above named

James J. Truay  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/12/80

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_

and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nevada Rogue, Inc.  
P.O. Box 286  
Chiloquin, Oregon 97624  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

Nevada Rogue, Inc.  
P.O. Box 286  
Chiloquin, Oregon 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1978,

at \_\_\_\_\_ o'clock M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer

Deputy

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

TOGETHER WITH a perpetual non-exclusive roadway easement 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 Klamath, State of Oregon, said easement lying ten feet on either side 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 East one-quarter corner of said Section 33 bears North 86° 36' 50" East, 293.77 feet; thence leaving said right of way line South 87° 10' 13" West, 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.

I hereby certify that the within instrument was received and filed for record on the 30th day of August A.D., 19 78 at 11:20 o'clock A M., and duly recorded in Vol. 478, of Deeds on Page 19183.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernice A. Smith Deputy