

KNOW ALL MEN BY THESE PRESENTS, That BATSELL BROS. OIL CO., a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE CIRCLE K CORPORATION, a Texas Corporation, 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:

A parcel of land situated in Block 65, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin marking the Southwest corner of said Block 65; thence North 140.10 feet to a 1/2" iron pin; thence East 88.26 feet to a 1/2" iron pin; thence East 6.74 feet to a 1/2" iron pin; thence South 140.10 feet to a 1/2" iron pin; thence West 6.74 feet to a 1/2" iron pin; thence West 88.26 feet to the point of beginning.

(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 except those of record and/or apparent upon the land,

and that 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 \$50,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 20th day of October, 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)

STATE OF OREGON,)
County of Klamath) ss.
October 20, 1978

Personally appeared the above named Richard R. Batsell, a partner; Larry D. Batsell, a partner,

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

Before me:
Notary Public for Oregon
My commission expires: 8-23-81

BATSELL BROS. OIL CO., a partnership.

By: Richard R. Batsell
By: Larry D. Batsell

STATE OF OREGON, County of Klamath) ss.
October 20, 1978

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

The Circle K Corporation
P. O. Box 20230
Phoenix, Arizona 85036
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of October, 1978, at 1:27 o'clock P.M., and recorded in book M78 on page 23642 or as file/reel number 57071, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne,
By: _____ Recording Officer
Deputy

Fee \$3.00