

82596

Vol. <sup>m</sup> 80 Page 6015

## RECORDING REQUESTED BY

Transamerica Title Ins. Co.  
AND WHEN RECORDED MAIL TO

Edwin J. Clough III  
P.O. Box 338  
Klamath Falls, Or. 97601

## MAIL TAX STATEMENTS TO

same as above

WARRANTY DEED

CHEVRON U.S.A. INC., a California corporation, Grantor,  
conveys and warrants to EDWIN J. CLOUGH III, <sup>an unmarried man</sup> Grantee, the real property  
described in Exhibit 1 attached hereto free of encumbrances, except  
as specifically set forth herein.

TOGETHER WITH all improvements located on said real property  
on the date of this deed, whether the same constitute real or personal  
property (said property and improvements being hereinafter collectively  
called the "property"). Without limitation on the generality of the  
foregoing, said improvements include any warehouse and barrel platform,  
office, pump house, garage, tank truck loading ramp, other platforms,  
fencing and gate, utility lines, storage tanks, pumps, tank truck  
unloading headers, plumbing, lines and related valves, flanges and  
unions, garage, meters, motors and electrical wiring so located on  
said date.

EXCEPTING AND RESERVING TO GRANTOR, its successors and  
assigns, all oil, gas and other hydrocarbons, geothermal resources as  
defined in Section 522.005 of the Oregon Revised Statutes and all  
other minerals, whether similar to those herein specified or not,  
within or that may be produced from said real property.

AND FURTHER EXCEPTING AND RESERVING TO GRANTOR, its successors  
and assigns, the sole and exclusive right from time to time to drill  
and maintain wells or other works into or through said real property  
and the adjoining streets, roads and highways below a depth of five  
hundred (500) feet and to produce, inject, store and remove from and  
through such wells or works, oil, gas, water and other substances of

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whatever nature, including the right to perform below said depth any and all operations deemed by Grantor necessary or convenient for the exercise of such rights.

The rights hereinabove excepted and reserved to Grantor do not except or reserve to Grantor any right of Grantor to use the surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein. Unless hereinafter specifically excepted and reserved, all rights and interests in the surface of said real property are hereby conveyed to Grantee.

This conveyance is subject to all matters appearing of record or that can be ascertained by an inspection of said real property.

The true consideration for this conveyance is \$91,740.00

Dated this 7th day of March, 1980.

CHEVRON U.S.A. INC.

By

M.M. Dryden  
Assistant Secretary

State of California )  
City and County of San Francisco ) ss

On March 10, 1980, before me, the undersigned, a Notary Public in and for said City and County and State, residing therein, duly commissioned and sworn, personally appeared M.M. DRYDEN, known to me to be Assistant Secretary of Chevron U.S.A. Inc., the Corporation described in and that executed the within instrument, and also known to me to be the person who executed it on behalf of the said Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, in the City and County and State aforesaid the day and year in this certificate above written.

Edna M. Chang-Lo  
Notary Public in and for said City and  
County of San Francisco, State of California

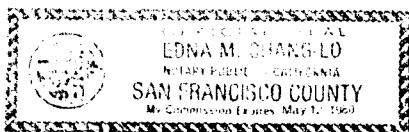


EXHIBIT 1

That certain real property situate in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows:

PARCEL 1:

Lot 23, Block 19, SECOND RAILROAD ADDITION to the City of Klamath Falls.

PARCEL 2:

That portion of the Northwest Quarter of the Southwest Quarter of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point 1136.5 feet South of the Southwest corner of Block 11 in Railroad Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat in the office of the County Clerk of said Klamath County: thence East 150 feet to the right of way of the California Northeastern Railroad; thence South 150 feet to the North side of the County Road; thence North 55° West, along said County Road 183 feet; thence North 45 feet to the place of beginning.

PARCEL 3:

That portion of vacated South 6th Street more particularly described as follows:

Beginning at a point where the East line of Spring Street in the City of Klamath Falls, Klamath County, Oregon, intersects the Northerly line of South 6th Street; thence along the East line of Spring Street extended, Southerly to a point on the center line of South 6th Street, which line lies 30 feet Southerly, when measured at right angles, to the Northerly line of South 6th Street; thence Southeasterly and parallel to the Northerly line of South 6th Street to a point where it intersects the East line of Block 19, Second Railroad Addition extended; thence North along said extended East line of said Block 19 to the Northerly line of South 6th Street; thence Northwesterly along the Northerly line of South 6th Street to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 1st day of April A. D. 1982 at 11:41 o'clock A. M., and

fully recorded in Vol. 1330, of Deeds on Page 6015

Wm D. MILNE, County Clerk

By Bernard A. Helwick

Fee \$10.50