KNOW ALL MEN BY THESE PRESENTS, That ORE-CAL GENERAL WHOLES ALE, INC. ań Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nicholas V. Castriotta

, 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:

> An undivided 10 % interest as tenants in common in a tract of land more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

(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 as stated on Exhibit A attached hereto,

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 \$ 100,000.00

HENGE CONSIDERATION AND EXCLUSIVE REPORT OF THE CONTEST OF THE STREET OF THE STREET OF THE STREET OF THE CONTEST OF THE CONTE

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 15 day of Sept.

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.

		ORE-CAL GENERAL WHOLESALE, INC.
(If executed by a corporation, affix corporate seal)		2/m 2/m
		Jewed Wuston Sec
STATE OF OREGON, ) ss. County of		STATE OF OREGON, County of KLAMATH ) ss.
		September 15, 19.80
	, 19	Personally appeared HARRY R. WAGGONER and JEWELL HUSTON who, being duly sworn.
Personally appeared the above named		each for himself and not one for the other, did say that the former is the
		president and that the latter is the
and acknowledged the foregoing instru-		GENERAL WHOLESALE, INC.
ment to be voluntary act and deed.		XANG MAX MEXICAL HILLY MENTAL KONTAK KING KANG MANUNCH
	Before me:	them acknowledged said instrument to be its voluntary act and deed.
(OFFICIAL SEAL)	the second secon	Remark STEPICIAL
	Notary Public for Oregon	Notary Public for Oregon
	My commission expires:	My commission expires: 4-24-82
( Sec. (	The Thomas Alland	P
70	1904 664	STATE OF OREGON,

Rerecorded\_to\_add\_Consideration

My commission expires:	Notary Public for Oregon My commission expires:		The state of the s
GRANTOR'S NAME AND ADDRESS OF 9760  Alter retording return to:  H.E. STAITH  Attorney at Law  520 Wain Street  Klamath Falls, OR 97601  NAME ADDRESS, ZIP	SPAGE RESERVED FOR RECORDER'S USE	I certify the ment was received and of	ss.  at the within instru- if for record on the figure of the second on
Until a change is requested all tax statements shall be sent to the following addr Ore-Cal General Wholesale, Inc. P. O. Box 664	e11.	County affixed.	and sear of
Clamath Falls, Oregon 97601		NAME	TITLE

PARCEL ONE: A tract of land being Lot 1 and a portion of Lot 2 in Block 3 of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being nor file in the office of the County Clerk of Klamath County, Oregon, being reparticularly described as follows: Beginning at the Southwest corner of said Lot 1; thence N. 00°04'50" E. 195.00 feet to the Northwest corner of said Lot 1; thence continuing N. 00°04'50" E. 57.80 feet; thence S. 39°25'10" E. 300.00 feet; thence S. 00°04'50" W. 57.80 feet to the Mortheast corner of said Lot 1; thence continuing S. 00°04'50" W. 195.00 feet to the southeast corner of said Lot 1; thence N. 89°25'10" W. 300.00 feet to the point of beginning. EXCEPTING THEREFROM that portion converge feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976, in Deed Volume M-76 page 12646,

A tract of land situated in Lot 2, Block 3, Tract 1080, Washburn Park, more particularly described as follows: Beginning at a Washbarn Park, more particularly described as follows: Beginning at a Point on the easterly right of way line of Washburn Way, said point being the 10.0004'50" E. 57.80 feet from the Northwest corner of Lot 1, Block 3; thence 5.89°25'10" E. 300.00 feet to the true point of beginning: 5.89°56'30" E. a distance of 100.08 feet to a point; thence parcel conveyed to Ronald T. Williams, et ux, by Deed Vol. M-77, page parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence N. 89°25'10" W. along said North line a distance of 151.76 feet to thence N. 89°25'10" W. along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence N. 0°04'50" E. a distance of 252.8 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Samitary District. (2) Reservations and restrictions contained in the dedication of Washburn Park. (3) Reservations and restrictions in. doed from Washburn Enterprises, Inc., an Oregon corporation, to Ore-Cal deed from Washburn Enterprises, Inc., an Oregon corporation, to Ore-Cal General Wholesale, Inc., an Oregon corporation, dated April 26, 1976, recorded April 20, 1976, in Volume M-76, Page 5673, Deed Records of Klamath County, Oregon. (4) Reservations, restrictions and easement corporation, to Ore-Cal General Wholesale, inc., an Oregon dated March 31, 1977, recorded October 2, 1978, in Volume M-78, Page (5) Easement for water line, including the terms and provisions thereof 21385. Deed Records of Klamath County, Oregon.
(5) Easement for water line, including the terms and provisions thereof, given by Ore-Cal General Wholesale, Inc., et al, to Oregon Water Corporation, dated March 6, 1978, recorded March 13, 1978, in Volume M-78. Including the terms and provisions thereof, given by Ore-Cal General Wholesale. Inc., et al, to Oregon Water Corporation, dated March 10, of Klamath County, Oregon, for water line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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Filed for record at request	of Klamath County Title Go
	ober A. D. 1980 of 10 58 lock M. Jan
fully recorded in Vol. M80/	, ofDeeds on Page 19415
INDEXED	Wm DE MILINE, County Con
D.	Fee \$7.00
	Age 47.00 Age 18/194 MEMO

STATE OF OREGON; COUNTY OF KLAMATH; ss. .

1 hereby certify that the within October A.D., 19 80 at of Deeds	10:19 o'clock A M.	filed for record on the 23rd day o and duly recorded in Vol <u>M80</u>
<b>555 \$7.00</b>		MILNE, County Clerk

FEE - 57.00

By Bernetha & Letach Deputy