

56672

Vol. M85 Page 20881
MTA 15873
WARRANTY DEED

Pride of Oregon Service Station, Inc., an Oregon corporation, the successor by merger to Columbia Street Properties, Inc. a former Oregon corporation once known as Casey's Restaurant, Inc., Grantor, conveys and warrants to Merle D. Young, Grantee the real property in Klamath County, Oregon, which is more specifically described in **Exhibit "A"** attached hereto, free of encumbrances except as follows:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Limited access in Deed on State of Oregon by and through its State Highway Commission recorded December 20, 1963, in Volume 350 at Page 28 which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
4. An easement created by instrument, including the terms and provisions thereof, dated December 16, 1963, recorded December 20, 1963, Book 350, Page 28, in favor of State of Oregon, for a 5 foot slope easement.
5. Any lien or encumbrance created or suffered by Grantee on or after February 15, 1978.

The true and actual consideration for this conveyance is \$102,000.00.

Until change is requested, all tax statements shall be sent to:

Merle D. Young
4706 S. Sixth Street
Klamath Falls, Oregon 97601

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated December 20, 1985.

Pride of Oregon Service Stations, Inc.

Bruce E. Douglas, Secretary

STATE OF OREGON)

County of Marion) ss.

December 20, 1985.

Personally appeared the above named Bruce E. Douglas, who, being duly sworn, did say that he is the Secretary of Pride of Oregon Service Stations, Inc., the within named corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 6/22/85

Ret: MTC

2 - WARRANTY DEED
(83/wd)

20883

The following described real property in Klamath County, Oregon:

All that portion of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, beginning on the Southerly right of way line of the Dalles-California Highway which bears South $0^{\circ} 13'$ West a distance of 30 feet and thence

South $89^{\circ} 53'$ West a distance of 695.5 feet from the center of Section 2; thence

said point of beginning being the Northeast corner of the property herein described; thence

South $0^{\circ} 13'$ West 125 feet; thence

South $89^{\circ} 53'$ West 75 feet; thence

North $0^{\circ} 13'$ East 125 feet; thence

North $89^{\circ} 53'$ East 75 feet to the place of beginning;

ALL that portion of $W\frac{1}{2}$ of $E\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at a point on the Southerly right of way line of the Dalles-California Highway which bears South $0^{\circ} 13'$ West a distance of 30 feet and South $89^{\circ} 53'$ West a distance

of 770.5 feet from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian to the Northeast corner of the property herein described; thence

South $0^{\circ} 13'$ West 125 feet; thence

South $89^{\circ} 53'$ West 75 feet; thence

North $0^{\circ} 13'$ East 125 feet; thence

North $89^{\circ} 53'$ East 75 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPTING that part of the above described tracts conveyed to the State of Oregon Highway Commission by deed recorded December 20, 1963 in Deed Book 350 at page 28.

EXHIBIT A PAGE 1 OF 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D., 19 85 at 3:11 o'clock P M., and duly recorded in Vol. M85 the 24th day
of _____ Deeds _____ on Page 20881

FEE \$13.00

EVELYN BIEHN
By _____

County Clerk

[Signature]