

OK

65363

WARRANTY DEED

Vol. M86 Page 15572

KNOW ALL MEN BY THESE PRESENTS, That BILLEE SCHRIEBER, GENE R. BYRNES,
GENE R. BYRNES as Trustee for the JAMES RAY BYRNES TRUST, KATHE L. BYRNES, ***
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BATSELL BROTHERS OIL COMPANY, 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:

***AL SCHRIEBER, GENE A. SCHRIEBER, MICHELLE R. GRATZ, JAMES M. BYRNES,
SHANNON G. BYRNES

SEE ATTACHED FOR DESCRIPTION

(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

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 \$ 16,200.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (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 22nd day of August, 1986;
 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.

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.

STATE OF OREGON,

County of Klamath

} ss.

Aug 22 19 86

Personally appeared the above named

Gene R. Byrnes, Billee Schrieber,Kathe L. Byrnes, Al Schrieber &

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/23/89STATE OF OREGON, County of Klamath) ss.Aug 22 19 86Personally appeared Gene R. Byrnes who, being duly sworn,

each for himself and ~~the other~~ did say that the ~~same~~ he is the
Trustee

James Ray Byrnes Trust

~~acknowledged~~ acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 9/23/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Batsell Brothers Oil Company, Inc
2300 South 6th Street
Klamath Falls, Ore 97603

NAME, ADDRESS, ZIP

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

Batsell Brothers Oil Company, Inc
SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SHANNON GAYLE BYRNES

By: Gene R. Byrnes
Her Attorney In Fact

JAMES M. BYRNES

By: Gene R. Byrnes
His Attorney In Fact

GENE A SCHRIEBER

By: Gene A. Schrieber
His Attorney In Fact

JAMES RAY BYRNES TRUST

By: Gene R. Byrnes
Trustee

15573

Billie Schrieber
BILLIE SCHRIEBER

Kathe L. Byrnes
KATHE L. BYRNES

Al Schrieber
AL SCHRIEBER

Michelle R. Gratz
MICHELLE R. GRATZ

Gene R. Byrnes
GENE R. BYRNES

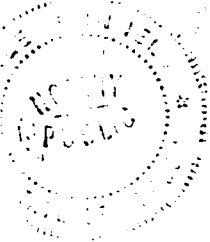
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 22 day of Aug, 1986 personally appeared
GENE R. BYRNES

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
SHANNON GAYLE BYRNES & JAMES M. BYRNES and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

Harle Runnels
(Signature)

My Commission Expires: 9/23/89
(Title of Officer)

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 22 day of Aug, 1986 personally appeared
BILLIE C. SCHRIEBER

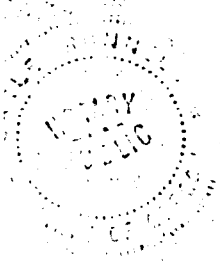
who, being duly sworn (or affirmed), did say that he is the attorney in fact for
GENE A. SCHRIEBER and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Harle Runnels
(Signature)

My Commission Expires: 9/23/89
(Title of Officer)



EXHIBIT

15574

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in Lots 1 and 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a iron rod monument on the Westerly right of way line of Shady Pine Road (originally The Dalles-California Highway), said point being S. 05°01'49" W., 1335.29 feet from a brass cap monument at the northeast corner of said Section 25; thence S. 87°54'00" W., 374.83 feet to an iron rod monument on the east line of the relocated The Dalles-California Highway No. 97; thence N. 02°06'00" W., 176.87 feet along said East line to a point, said point being 35 feet distant Easterly from, when measured at right angles to the centerline of said highway at station 328+73.4; thence N. 87°54'00" E., 15.00 feet; thence N. 02°06'00" W., parallel with and 50 feet distant from the centerline of said relocated highway, a distance of 50.95 feet to the Southwest corner of that property described in Volume M82 page 7839, Deed records of Klamath County, Oregon; thence N. 68°37'20" E., along the South line of that property described in said Volume M82 page 7839, a distance of 223.35 feet more or less to the Westerly right of way line of said Shady Pine Road; thence Southeasterly along said Westerly right of way to the point of beginning.

EXCEPTING THEREFROM that portion of a strip of land 25 feet in width that lies within the above described property, said strip is described in Deed Volume 128 page 279, of the Klamath County Deed records, and shown on record of survey No. 1545.

SUBJECT TO: Taxes for 1986-87 which are now a lien but not yet payable; easement to United States of America recorded November 19, 1919 in Volume 50 page 615, Deed records of Klamath County, Oregon; Agreement relative to irrigation ditch between Lewis Kandra and Edith Kandra and J. T. Graham and Nannie Graham recorded November 29, 1935 in Volume 105 page 415, Deed records of Klamath County, Oregon, as amended by amendatory agreement recorded February 2, 1940 in Volume 127 page 44, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ August _____

A.D. 19 96 at 9:28 o'clock _____ the 29th day
of _____ A.M. and duly recorded in Vol. M86
on Page 15572

FEE \$10.00

Evelyn Biehn, County Clerk
By _____