

ATC-30889

1-1-74

67679

WARRANTY DEED

Vol. 1480 Page 19750

KNOW ALL MEN BY THESE PRESENTS, That MID OIL COMPANY, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FIRST SAN FRANCISCO GROUP, an Oregon 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:

See Exhibit "A" attached hereto and by this reference incorporated herein.

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.

(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.

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 \$ 38,700.00. 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). (The sentence between the symbols @, 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 31st 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 MID OIL COMPANY, an Oregon Corporation

(If executed by a corporation, affix corporate seal)

By: Frank J. Boresek, President

Attest: Betty C. Boresek, Secretary, by Frank J. Boresek, attorney-in-fact (AIB) for Betty C. Boresek

STATE OF OREGON, } ss.  
County of Multnomah, 19

STATE OF OREGON, County of Multnomah, 1986  
September 30

Personally appeared Frank J. Boresek and Betty C. Boresek

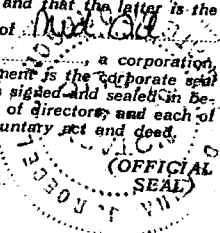
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed.

Company 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: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Before me: Dianna J. Roedel Notary Public for Oregon My commission expires: 8-17-89



MID OIL COMPANY  
P.O. Box 2440  
Eugene, Oregon 97402  
GRANTOR'S NAME AND ADDRESS

FIRST SAN FRANCISCO GROUP, INC.  
6600 S.W. 92nd Avenue, Suite 300  
Portland, Oregon 97223  
GRANTOR'S NAME AND ADDRESS

After recording return to:  
Jay M. Fountain  
BAUER, HERMANN, FOUNTAIN & RHOADES  
421 S.W. Sixth Avenue, Suite 1100  
Portland, OR NAME, ADDRESS, ZIP 97204

Until a change is requested all tax statements shall be sent to the following address.  
FIRST SAN FRANCISCO GROUP, INC.  
6600 S.W. 92nd Avenue, Suite 300  
Portland, Oregon 97223  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of 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 document/fee/file/instrument/microfilm 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

19751

EXHIBIT "A"REAL PROPERTY DESCRIPTION

STATION NO. 56

STREET ADDRESS: Route 3, P.O. Box 1330, Klamath Falls, Oregon

TRUE CASH VALUE: Klamath County, Oregon (1985-86) \$44,170.00

LEGAL DESCRIPTION: A tract of land lying in the N1/2 SW1/4 of Section 7, Township 38 South, Range 9 East, of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89°49' West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence South 6°02' West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6°02' West a distance of 270 feet; thence North 89°49' West a distance of 625.1 feet, more or less, to an iron pin which lines on the Easterly right of way line of the new Dalles-California Highway; thence North 11°36' West following the Easterly right of way line of the new Dalles-California Highway to an iron pin; which pin lies North 89°49' West a distance of 708.6 feet from the said true point of beginning; thence South 89°49' East a distance of 708.6 feet to the said true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 \_\_\_\_\_ at 3:13 o'clock P M., and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 19750

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_