

1-1-74

67688

WARRANTY DEED

Vol. 1989 Page 19770

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.

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 \$ 39,600.00

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, 19 86; 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.

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

STATE OF OREGON, County of Multnomah ) ss.  
September 30, 19 86  
Personally appeared Frank J. Boresek and  
Betty C. Boresek 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 \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_ Company, a corporation, 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:

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

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

GRANTEE'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, )

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 \_\_\_\_\_ of 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

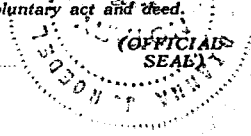


EXHIBIT - "A"

REAL PROPERTY DESCRIPTION

19771

STATION NO. 44

STREET ADDRESS: P.O. Box 552, South Side of Front Street, Merrill, Oregon

TRUE CASH VALUE: Klamath County, Oregon (1985-86) \$45,190.00

LEGAL DESCRIPTION: All that portion of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point 16 feet West of a point 1317.36 feet West of the North quarter corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence West 120 feet to the Northeast corner of property described in Book 176 at page 513, Deed Records, recorded May 29, 1945; thence South to Lost River; thence Southeasterly following the North bank of Lost River to a point due South of the point of beginning; thence North to the point of beginning.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 31st day of Oct. A.D., 19 86  
at 3:13 o'clock P M. and duly recorded  
in Vol. MS6 of Deeds Page 19771  
Evelyn Biehn, County Clerk  
By [Signature] Deputy.  
Fee, \$14.00