

ATE 31333

8828180895

WARRANTY DEED - STATUTORY FORM
CORPORATE GRANTOR

Vol. 1491 Page 19432

Specialized Service Company, (formerly known as SSC Acquiring Corp.)

a corporation duly organized and existing under the laws of the State of Oregon Grantor,
conveys and warrants to Klamath Falls Specialized Service Incorporated

Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in Klamath County, Oregon, to-wit:

Parcel 1: Lots 1C, 2A, 2B, 23A, 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 27C, 28A and 28B, Block 3,
and Lots 4, 5, 6, 7 and 8, Block 9, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the
County of Klamath, State of Oregon.

[See reverse under "Real Property"]

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE
The said property is free from all encumbrances except as set forth in Trust Deed recorded December 19,
1984, recorded in Book M-84, Page 21166, Records of Klamath County, Oregon, and in the
Modification of Trust Deed to Add Additional Property recorded January 2, 1987, in Book
M-87, Page 48, Records of Klamath County, Oregon.

[See reverse under "Encumbrances"]

The true consideration for this conveyance is \$415,800 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on _____, 19 87

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.
(CORPORATE SEAL)

SPECIALIZED SERVICE COMPANY

By Almond B Hauk VICE President
By _____ Secretary

STATE OF OREGON, County of Multnomah,
Personally appeared Donald B Hauk and _____, 19 87
who, each being first duly sworn, did say that the former is the VICE president and that the latter is the
secretary of Specialized Service 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.

(OFFICIAL SEAL) Before me: Judy M. Alexander
Notary Public for Oregon; My commission expires 11/03/97

WARRANTY DEED

Specialized Service Company, Grantor
Klamath Falls Specialized Service

Incorporated GRANTEE
1434 Main Street
Klamath Falls, OR 97601

After recording, return to:
Milton C. Lankton
2300 First Interstate Tower
Portland, Oregon 97201
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:
Klamath Falls Specialized Service
Incorporated
c/o SLM Power Group, Inc.
P. O. Box 9156
Corpus Christi, TX 79469
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of _____

I certify that the within instru-
ment 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/tile/
instrument/microfilm No. _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

87 OCT 25 PM 4 46

Parcel 2:

Lots 1, 2 and 3, Block 9, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Parcel 3:

That portion of Lot A, Block 3, RAILROAD ADDITION, in the County of Klamath, State of Oregon, adjoining Lots 23A through 26A, being more particularly described as follows:

Beginning at the Southeast corner of Lot 27A of said Block 3; thence North 89°45' East, 6.30 feet; thence South 00°20'30" East 175.00 feet; thence South 89°45' West 7.35 feet to the Southeast corner of said Lot 23A; thence North, along the West line of said Lot A, 175.00 feet to the point of beginning.

Parcel 4:

All of Grantor's right, title and interest in the Easement For Building Encroachment granted by City of Klamath Falls, Oregon, dated December 18, 1984, and recorded in Book M-84 at Page 21033, records of Klamath County, Oregon.

Parcel 5:

All of Grantor's right, title and interest in the Encroachment Permit Agreement granted by City of Klamath Falls, Oregon, dated September 26, 1985, and recorded in Book M-85 at Page 15649, records of Klamath County, Oregon.

"ENCUMBRANCES"

Taxes for the fiscal year 1987-88, not yet due and payable.

Dedication of Avenues and Streets set forth on the Plat of Railroad Addition.

Encroachments covered by, and conditions and restrictions reflected in, the Easement and the Agreement referred to respectively in Parcels 4 and 5 above.

The following conditions and restrictions reflected in Deed dated December 26, 1985, recorded in Book M-85, page 20912, records of Klamath County:

"Grantor excepts from the property hereby conveyed that portion thereof lying below a depth of 500 feet, measured vertically, from the contour of the surface of said property; however, Grantor, or its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of said property or any part thereof lying between said surface and 500 feet below said surface."

Encroachments affecting Parcel 2 as reflected in map of survey dated September 26, 1987, by Dale A. Cross.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 26th of October A.D., 1987 at 4:46 o'clock P.M., and duly recorded in Vol. M87 of Deeds on Page 19432

By Evelyn Biehn, County Clerk

FEE \$15.00