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ATE 31333 Vol 1987 Page 21306

WARRANTY DEED - STATUTORY FORM
CORPORATE GRANTOR

Specialized Service Company (formerly known as SSC Acquiring Corp.)
a corporation duly organized and existing under the laws of the State of Oregon
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: 1/2 of Block 3, RAILROAD ADDITION, in the County of Klamath, Oregon, being more particularly described as follows: 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"]

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.
The true consideration for this conveyance is \$415,800 [See reverse under "Encumbrances"]
(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 10/26/87
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN 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.
By M. B. Hawk President
By Donald R. Hawk Secretary

STATE OF OREGON, County of Multnomah
Personally appeared Donald R. Hawk
who, each being first duly sworn, did say that the former is the secretary of Specialized Service Company president and the latter is the
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)
Notary Public for Oregon, My commission expires 10/26/88
Judy M. Anderson

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.
Box 9156
Corpus Christi, TX 78469

NAME, ADDRESS, ZIP

Witness my hand and seal of County affixed.
in book/roll/volume No. _____ on
page _____ of document/file/instrument/microfilm No. _____
Record of Deeds of said county.

NAME _____ TITLE _____
By _____ Deputy

* Document rerecorded to insert date of acknowledgement.

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, 63.0 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. Crots.

STATE OF OREGON: COUNTY OF KLAMATH: 58.

Filed for record at request of Aspen Title Company

of A.D. 19 87 at 4:46 o'clock P.M., and duly recorded in Vol. M87 day 26th

of Deeds on Page 19432

FEE \$15.00

Evelyn Biehn, County Clerk

By

Pam Smith

STATE OF OREGON: COUNTY OF KLAMATH: 58.

Filed for record at request of

of November A.D. 19 87 at 11:45 o'clock A.M., and duly recorded in Vol. M87 day 25th

FEE \$10.00

Evelyn Biehn, County Clerk

By

Pam Smith

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