

NTC-10507
SPECIAL WARRANTY DEED

Store No. 611

The Bi-Mart Company, a Delaware corporation, Grantor, conveys and specially warrants to Useacq Corporation II, a California corporation, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

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

The said property is free of all encumbrances created or suffered by the Grantor except for those set forth on Exhibit A.

The true consideration for this conveyance is \$ 1,200,000.00. (Here comply with the requirements of ORS 93.030).

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 PROEPTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated ^{as of} this 29th day of June, 1988.

THE BI-MART COMPANY, a Delaware corporation

By

[Signature]
Its Chief Executive Officer

By

[Signature]
Its Assistant Secretary

STATE OF WASHINGTON)

COUNTY OF KING)

ss.

I certify that I know or have satisfactory evidence that and [Signature] signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the [Signature] and [Signature], respectively, of The Bi-Mart Company, a Delaware corporation, to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed on [Signature], 1988.

[Signature]
Notary Public in and for the
State of Washington, residing
at [Signature]
My commission expires [Signature]

The Bi-Mart Company, a Delaware corporation, Grantor
Useacq Corporation II, a California corporation, Grantee

After recording return to:

Useacq Corporation II
3424 Wilshire Blvd.
Los Angeles, CA 90010
Attn: Linda Breen, Esq.

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

Useacq Corporation II
3424 Wilshire Blvd.
Los Angeles, CA 90010
Attn: Linda Breen, Esq.

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STATE OF CALIFORNIA)
) ss.
 COUNTY OF LOS ANGELES)

On this 28th day of June, 1988, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Gerald Nathanson and Kinne F. Hawes to me known to be the Chief Executive Officer and Assistant Secretary, respectively, of The Bi-Mart Company the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Steven R. Effingham
 Notary Public in and for the
 State of California
 residing at Los Angeles
 My commission expires 07/13/90

EXHIBIT A

10488 A

DESCRIPTION:

A tract of land being a portion of Tract 805 of Enterprise Tracts, situated in the Northeast quarter of Section 4, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with aluminum cap being on the South line of said Tract 805, said iron pin being South 89 degrees 51'00" West 20.00 feet from the Southeast corner of said Tract 805, and on the Westerly right of way line of Washburn Way; thence North 00 degrees 03' 30" East, along the Westerly right of way line of Washburn Way (North 00 degrees 00'30" East by M73, Page 3750) 238.00 feet; thence North 55 degrees 46'50" West (North 55 degrees 50' West by M73, Page 3750) 257.48 feet; thence North 34 degrees 13'10" East (North 34 degrees 09'30" East by M73, Page 3753) 25.00 feet; thence North 55 degrees 46'50" West (North 55 degrees 50'30" West by M73, Page 3753) 50.00 feet; thence North 34 degrees 13'10" East (North 34 degrees 09'30" East by M73, Page 3753) 110.00 feet to the Southwesterly right of way line of South Sixth Street; thence North 55 degrees 46'50" West, along said South Sixth Street (North 55 degrees 50'30" West by M73, Page 3753 and North 55 degrees 50' West by M73, Page 3750) 50.00 feet; thence South 34 degrees 13'10" West (South 34 degrees 09'50" West by M73, page 3753 and South 34 degrees 10' West by M73, Page 3750) 400.00 feet; thence South 55 degrees 46'50" East (South 55 degrees 50'30" East by M73, Page 3753 and South 55 degrees 50' East by M73, Page 3750) 27.00 feet; thence South 00 degrees 34'05" East 205.84 feet (Southerly, 205 feet, more or less, by M73, page 3750) to the South line of said Tract 805; thence North 89 degrees 51'00" East, along said Southerly line (North 89 degrees 47' East by M73, Page 3750) 420.00 feet to the point of beginning.

SUBJECT TO all matters of record as of the date hereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
 of July A.D., 1988 at 4:22 o'clock P. M., and duly recorded in Vol. M88
 of Deeds on Page 10487
 By Evelyn Biehn County Clerk
Cauline Mullendore

FEE \$18.00