

AFTER RECORDING, MAIL TO:
UNOCAL (Attn: Newgard)
P.O. Box 78
Seattle, WA 98111

94085

/S

2963

Vol. m88 Page 19659

DEED

FOR THE CONSIDERATION OF TEN DOLLARS, and other valuable consideration, in the amount of \$80,000.00 /receipt of which is hereby acknowledged, SIXTY-EIGHT SCARTEEN CORPORATION, a Delaware corporation, Grantor, does hereby convey to UNION OIL COMPANY OF CALIFORNIA, dba UNOCAL, a California corporation, Grantee, all that certain real property situated in the County of Klamath, State of Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all buildings and improvements thereon and all rights of way or use, servitudes, licenses, easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, reservations, rights, rights of way and easements, if any, of record.

AND GRANTOR does not make any representation or warranty whatever except that it does covenant that it has not done or suffered anything whereby said premises have been conveyed, mortgaged, transferred or encumbered in any way whatever except for Allowed Encumbrances (as defined in the Lease dated December 10, 1968, between Sixty-Eight Scarteen Corporation, and Union Oil Company of California [the "Lease"]) and any interest created by Grantor or Assignee (as defined in the Lease) upon its exercise of any right under the Lease upon any Default (as defined in the Lease) of Grantee.

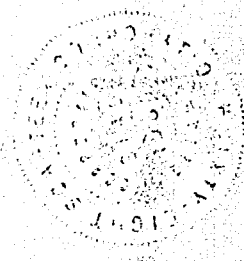
IN WITNESS WHEREOF, said Grantor has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its officers thereunto duly authorized as of JUNE 13 1988.

SIXTY-EIGHT SCARTEEN CORPORATION

By Jean A. Hidenheim
Jean A. Hidenheim
Vice President

Attest:

Noordin M. Jaffer
Noordin M. Jaffer
Secretary



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STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

June 7, 1988

Personally appeared Jean Hidenheim and Noordin Jaffer, who, being duly sworn, did say that they are the Vice President and Secretary, respectively, of Sixty-Eight Scarteen Corporation, a Delaware corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

MAUREEN A. LAPORTE
NOTARY PUBLIC, State of New York
No. 24-4918069
Qualified in Kings County
Commission Expires Dec. 28, 1989

Maureen A. Laporte
Notary Public

My commission expires on 12/28, 1988
[Seal]

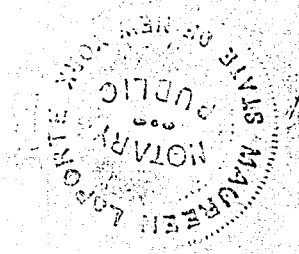


EXHIBIT "A"

19671

SERVICE STATION 2963

PARCEL 1:

Beginning at an iron axle which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof and on the Westerly right of way line of Summers Lane 30 feet Westerly at right angles from the section line, and which lies South 89° 51' West a distance of 30 feet along the East-West quarter line and South 1° 14' East a distance of 42.03 feet from the brass plug in the pavement which marks the quarter corner common to Section 2 and 3 Township 39 S.R. 9 E.W.M., in Klamath County, Oregon, and running thence: Continuing South 1° 14' East parallel to the center line of Summers Lane, which is the section line, and 30 feet Westerly at right angles therefrom, a distance of 150 feet to an iron pin; thence South 89° 14' West parallel to the Southerly right of way line of the Dalles-California Highway, a distance of 100 feet, more or less, to the Southeast corner of that certain parcel of land described in deed from W. W. Southwell et ux., to Arthur L. Brooks et al., recorded May 5, 1951, Deed Vol. 247 page 84, records of Klamath County, Oregon; thence North 1° 14' West parallel to the section line and along the Easterly line of said parcel described in deed Vol. 247 page 84, a distance of 150 feet to an iron pin which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof; thence North 89° 14' East along the Southerly right of way line of the Dalles-California Highway a distance of 100 feet, more or less, to the point of beginning, said tract being a portion of the NE¼SE¼ of Section 3 Township 39 S.R. 9 E.W.M., Klamath County, Oregon; saving and excepting therefrom that portion thereof conveyed to State of Oregon, by and through its State Highway Commission by deed recorded June 28, 1946, Vol. 190 page 295, records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point which lies South 1° 14' East along the East Section line, Section 3, a distance of 191.71 feet and South 89° 14' West a distance of 130 feet from the quarter section corner common to sections 2 and 3, Township 39 South, Range 9 E.W.M. in said Klamath County, Oregon; thence North 1° 14' West parallel to the East line of Section 3 a distance of 137 feet to a point on the Southerly right of way line of the Klamath Falls-Merrill Highway; thence South 89° 14' West along the Southerly right of way line of said Klamath Falls-Merrill Highway a distance of 50 feet to an iron pin; thence South 1° 14' East parallel to the East line of Section 3 a distance of 137 feet to an iron pin; thence North 89° 14' East a distance of 50 feet, more or less, to the point of beginning, being a portion of the NE¼SE¼ of Section 3, Township 39 South, Range 9 E.W.M.

SUBJECT TO covenants, conditions, restrictions, reservations, rights, rights of way and easements, if any, of record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of UNOCAL the 21st day of Nov. A.D., 19 88 at 9:58 o'clock A.M., and duly recorded in Vol. M88 of Deeds on Page 19669.
 Evelyn Biehn County Clerk
 By Pauline Muelken
 FEE \$18.00