

Aspen 33013

(#56)

STATUTORY
WARRANTY DEED

NORTHERN CAPITAL CORP., formerly First San Francisco Group, Inc., an Oregon corporation, which took title as First San Francisco Group, an Oregon corporation, Grantor, conveys and warrants to Mid Oil Company, an Oregon corporation, Grantee, the real property described on attached Exhibit A free of encumbrances except as specifically set forth therein:

The true consideration for this conveyance is Ten Dollars (\$10) and other good and valuable consideration.

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.

DATED this 16th day of December, 1988.

GRANTOR:

NORTHERN CAPITAL CORP.

By:

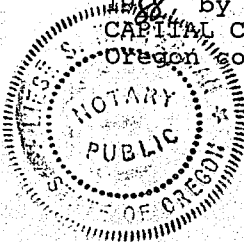
Its:

Chairman

STATE OF OREGON)

County of Multnomah) ss.

The foregoing instrument was acknowledged and sworn or affirmed to before me this 16th day of December, 1988, by Roy Rose, as Chairman of NORTHERN CAPITAL CORP., formerly First San Francisco Group, Inc., an Oregon corporation, on behalf of the corporation.



Rose S. Kottmann
Notary Public for Oregon

My commission expires: 9/16/90

Until a change is requested, all tax statements shall be sent to the following address: Mid Oil Company, 6600 SW 92nd, Suite 30, Portland, OR 97223.

Property tax account no.: Key No. 429904, Code 191, Map 3809-7CO

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EXHIBIT A

(REAL PROPERTY DESCRIPTION)

A tract of land lying in the North one-half of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49 minutes West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence South 6 degrees 02 minutes West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6 degrees 02 minutes West a distance of 270 feet; thence North 89 degrees 49 minutes West a distance of 625.1 feet, more or less to a iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11 degrees 36 minutes West following the Easterly right of way line of the new Dalles-California Highway to an iron pin, which pin lies North 89 degrees 49 minutes West a distance of 708.6 feet from the said true point of beginning; thence South 89 degrees 49 minutes East a distance of 708.6 feet to the said true point of beginning.

(Tax Account No. Key No. 429904, Code 191, Map 3809-7C0)

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Northside Drainage District.

2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

3. Easement, including the terms and provisions thereof:

For	:	Transmission and distribution of electricity
Granted to:	:	California Oregon Power Company
Recorded	:	January 8, 1959
Book	:	318
Page	:	215

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4. Easement, including the terms and provisions thereof:

For : 20 foot drainage easement
Granted to : the public
Recorded : December 26, 1984
Book : M-84
Page : 21423

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of Dec. A.D., 19 88 at 3:14 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 22072.

FEE \$18.00

Evelyn Biehn, County Clerk

By Pauline Mullendore

Return: A.T.C.