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Vol. M88 Page 22077

Aspen 33014
 STATUTORY
 WARRANTY DEED

(#45)

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:

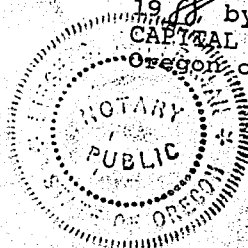
NORTHERN CAPITAL CORP.

By: *RJ*Its: *Chairman*

STATE OF OREGON

County of *Multnomah* ss.

The foregoing instrument was acknowledged and sworn or affirmed to before me this 19th 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.



Paul S. Litterman
 Notary Public for *Oregon*
 My commission expires: *12/16/90*

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.: Code 190, Map 3809-7B0, Key No. 429049

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EXHIBIT A
(REAL PROPERTY DESCRIPTION)

PARCEL 1:

That portion of the SW1/4 of the NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, (being a part of Government Lots 1 and 5), lying East of the New Dalles-California Highway, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Southeast corner of the SW1/4 of the NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North along the 40 line a distance of 1320 feet to the Northeast corner of the SW1/4 of the NW1/4 of said Section 7; thence North 89° 59' West along the 40 line a distance of 709.8 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence South 11° 36' West along the Easterly right of way line of the New Dalles-California Highway to an iron pin which marks its intersection with the East-West quarter line of said Section 7; thence South 89° 49' East along the East-West quarter line a distance of 438.6 feet more or less, to the point of beginning.

EXCEPTING the following described tract:

Beginning at a point marked with a 1 inch iron pipe on the Easterly right of way boundary of the new Dalles-California Highway (U.S. 97) which point is 393.2 feet North and 519.0 feet West of the Southeast corner of said SW1/4NW1/4 of said Section 7, said corner being marked with a 1/2 inch galvanized pipe; thence, North 11° 36' West along the said Easterly right of way boundary of said U.S. Highway 97 284.6 feet to a point on the same marked with a 1 inch pipe; thence North 78° 24' East 176.9 feet to a 1 inch pipe; thence South 8° 36' East 284.9 feet to a 1 inch pipe; thence South 78° 24' West 162.0 feet, more or less, to the point of beginning.

TOGETHER WITH that portion directly adjacent to the Easterly boundary line of the hereinabove described real estate, being a parcel of land 284.9 feet measured along the Westerly boundary of said tract and extending Easterly to the Easterly boundary of that portion of land owned by John P. Cavanagh and Alice Bailey Cavanagh described as a portion of SW1/4 NW1/4 of Section 7,

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Township 38 South, Range 9 East of the Willamette Meridian,
recorded in Volume 248 at page 325.

PARCEL 2:

A tract of land within that portion of the SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, described in Volume 248 at page 325 of Klamath County, Deed Records, in the County of Klamath, State of Oregon, said tract of land being more particularly described as follows:

Beginning at a point marked with a 1" iron pipe on the Easterly right of way boundary of the new Dalles-California Highway (U.S. 97) which point is 393.2 feet North and 519.0 feet West of the Southeast corner of said SW1/4 NW1/4 of said Section 7, said corner being marked with a 1/2" galvanized pipe; thence, North 11° 36' West along the said Easterly right of way boundary of said U.S. Highway 97 284.6 feet to a point on the same marked with a 1" pipe; thence North 78° 24' East 176.9 feet to a 1" pipe; thence South 8° 36' East 284.9 feet to a 1" pipe; thence South 78° 24' West 162.0 feet, more or less, to the point of beginning.

TOGETHER WITH that portion directly adjacent to the Easterly boundary line of the hereinabove described real estate, being a parcel of land 284.9 feet measured along the Westerly boundary of said tract and extending Easterly to the Easterly boundary of that portion of land owned by John P. Cavanagh and Alice Bailey Cavanagh described as a portion of the SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, recorded in Volume 248 at page 325 in the Deeds and Records of Klamath County, Oregon.

(Tax Account No. Code 190, Map 3809-7B0, Key No. 429049)

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 said premises lying within the limits of roads and highways.
3. Regulations, including the terms and provisions thereof, as to control, raising and lowering of Upper Klamath Lake, as set out in instrument in California Oregon Power Company, recorded in Book 97 at page 388, Deed Records.
4. Agreement, including the terms and provisions thereof, between The Klamath Development Co., H. D. Mortensen and

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California Oregon Power Company, recorded in Deed Volume 97 at page 383.

5. Easement, including the terms and provisions thereof:

For : Drainage ditch
Granted to : The Public
Recorded : December 26, 1984
Book : M-84
Page : 21421
Affects : Easterly and Northerly 20 feet of property described herein.

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 22077

FEE \$23.00

Evelyn Biehn County Clerk

By Pauline Nielsen

Return: A.T.C.