

OK

9278

QUITCLAIM DEED

Vol. m49 Page 24553

KNOW ALL MEN BY THESE PRESENTS, That NORTHWEST FAST LUBE, INC., an Oregon corporation (formerly T-J DEVELOPERS, INC., an Oregon corporation), hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto OR/CAL PARTNERS, a general partnership hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 10th day of August, 1989;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 FEES TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of _____,

Personally appeared the above named _____, 19____,

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

NORTHWEST FAST LUBE, INC.

(Formerly T-J Developers, Inc.)

By: Julian F. Weltsch, President

Christine J. Weltsch, Secretary

STATE OF ARIZONA County of Maricopa

August 10, 1989

Personally appeared Julian F. Weltsch and Christine J. Weltsch who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the secretary of Northwest Fast Lube, Inc. (Formerly T-J Developers, Inc.), a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed, and sealed by each of half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act, and deed.

Before me:

Catherine P. Schwartz

Notary Public for ARIZONA

My commission expires:

My Commission Expires Sept. 22, 1990

NORTHWEST FAST LUBE, INC.
Formerly T-J Developers, Inc.
4630 N. 7th St., Suite 101
Phoenix, AZ 85014

OR/CAL PARTNERS
4630 N. 7th St., Suite 101
Phoenix, AZ 85014

After recording return to:
OR/CAL PARTNERS c/o J. F. Weltsch
4630 N. 7th St., Suite 101
Phoenix, AZ 85014

Until a change is requested all the statements shall be sent to the following address:
OR/CAL PARTNERS c/o J. F. Weltsch
4630 N. 7th St., Suite 101
Phoenix, AZ 85014

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

24554

EXHIBIT A

Lots 1, 2, 3, 4, 5 and 6, Block 1, Resubdivision of Block 242, MILLS SECOND ADDITION
IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING
AND RESERVING that portion conveyed to the State of Oregon recorded June 29, 1942
in Volume 148 at page 201.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 20th day
of Dec. A.D., 19 89 at 11:41 o'clock A.M., and duly recorded in Vol. M89,
of _____ on Page 24553
Deeds Evelyn Biehn County Clerk
By G. Louise Mullins

FEE \$13.00