



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
 Basin Tire & Service, Inc. of Merrill
PO Box 427
MERRILL ORE. 97633

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to JON K. O'DONNELL and
 MICHAEL E. RØMTVEDT and JOHN F. NOWASKI, DOING BUSINESS AS
 BASIN TIRE & SERVICE, INC. OF MERRILL, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

"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."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) Right, title or
 interest of the public, including governmental bodies in and to
 that portion of said premises lying below the ordinary high
 water line of the Lost River and public rights of fishing and
 recreated in and to the shoreline of said river. 2) Conditions
 and Restriction in Patent recorded July 17, 1890 in Book 8, page
 392. 3) Party Wall Agreement, including the terms and
 provisions thereof, recorded September 22, 1930 in Book 93, page
 55. 3) Three Easements, including the terms and conditions
 thereof, recorded April 4, 1932 in Book 97, page 203 and
 recorded January 13, 1938 in Book 116, page 155 and recorded
 June 9, 1975 in Book M-75, page 6496.,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$69,000.00. The consideration shown herein includes this and
 other real property and the real property legally described
 herein is only a part of the property.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 14th day of February, 1991.

Allen B. Carter
 ALLEN B. CARTER

Marguerite J. Carter
 MARGUERITE J. CARTER

STATE OF OREGON, County of Klamath)ss.

On this 21 day of February, 1991, personally appeared the
 above named ALLEN B. CARTER and MARGUERITE J. CARTER and
 acknowledged the foregoing instrument to be their voluntary act
 and deed.

Before me: Louise Hartley
 Notary Public for Oregon
 My Commission Expires: 03/06/93



91 FEB 28 AM 11 07

EXHIBIT "A"

PARCEL 1:

A portion of the NW 1/4 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence East 372 feet; thence South 40 feet to the true point of beginning; thence East parallel to the North line of Section 12, a distance of 16.5 feet; thence South to the North Bank of Lost River; thence Southwesterly along said river to a point lying South of the true point of beginning; thence North to the true point of beginning.

(TL #1000)

PARCEL 2:

The following described real property is situate in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of Section 12, 332 feet East of the Northwest corner of said Section 12, Township 41 South, Range 10 East of the Willamette Meridian, running thence East 40 feet; thence South to the meander line on the North Bank of Lost River; thence up stream following said meander line, to a point due South of the Initial Point; thence due North to the Initial Point, or Place of Beginning, on the North line of said Section 12 and there terminating. Being a portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of the property commonly known as the Anchor Flouring Mill Property.

EXCEPTING THEREFROM a strip of land 28 feet wide and 70 feet deep along the South side of Front Street in the City of Merrill, Klamath County, Oregon, being a portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian and being more particularly described and bounded as follows:

Beginning at a point 40 feet South and 332 feet East of the North-West corner of said Section 12, Township 41 South, Range 10 East of the Willamette Meridian, running thence East 28 feet; thence South 70 feet; thence West 28 feet; thence North 70 feet back to the point of beginning.

(TL #1100)

Continued on next page

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EXHIBIT "A" CONTINUED

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PARCEL 3:

A Strip of land 28 feet by 70 feet along the South side of Front Street in the City of Merrill, (being a portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point 40 feet South and 332 feet East of the Northwest corner of said Section 12; thence East 28 feet; thence South 70 feet; thence West 28 feet; thence North 70 feet to the point of beginning, in the County of Klamath, State of Oregon. (TL #1200)

(1200)

PARCEL 3

Beginning at a point 40 feet South and 332 feet East of the Northwest corner of said Section 12; thence East 28 feet; thence South 70 feet; thence West 28 feet; thence North 70 feet to the point of beginning, in the County of Klamath, State of Oregon. (TL #1200)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day of Feb. A.D., 19 91 at 11:07 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 3463.

FEE \$38.00

Evelyn Biehn County Clerk
By Pauline Mulendore

Beginning at a point 40 feet South and 332 feet East of the Northwest corner of said Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of the property commonly known as the Anchor Building. (TL #1200)