

30619

Vol. m9/ Page 11288
mfc 24998
STATUTORY WARRANTY DEED

WASHBURN ENTERPRISES, INC., an Oregon Corporation also known as WASHBURN ENTERPRISES, Grantor, for valuable consideration, conveys and warrants to WAL-MART STORES, INC., a Delaware Corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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. The said property is free from encumbrances except as shown on attached Exhibit A.

DATED THIS 13th DAY OF JUNE, 1991.

WASHBURN ENTERPRISES, INC.

Dorman Turner
Dorman Turner, President

Lester Rookstool
Lester Rookstool, Assistant Secretary

STATE OF OREGON)
) SS
County of Klamath)

The foregoing instrument was acknowledged before me this 13th day of June, 1991, by Dorman Turner, President and Lester Rookstool, Assistant Secretary of WASHBURN ENTERPRISES, INC., an Oregon Corporation, on behalf of the corporation.

William L. Sisemore
Notary Public for Oregon

(SEAL)
My Commission Expires: Oct 8, 1994

After recording, return to:

Wal-Mart Stores, Inc
701 South Walton Blvd
Bentonville, Arkansas 72716

Until a change is requested, all tax
stms shall be sent to:
Wal-Mart Stores, Inc.
701 South Walton Blvd.
Bentonville, Arkansas 72716

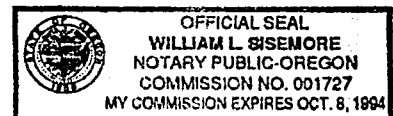


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 1, 2, and 3, Block 1, of TRACT 1080-WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the SE1/4 NE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence along the boundaries of said Lots 2 and 1; South 00 degrees 02' 00" East 173.36 feet, along the arc of a spiral curve to the right (the long chord of which bears South 15 degrees 23' 31" West 89.18 feet) 89.79 feet, along the arc of a curve to the right (radius= 532.96 feet 8' 50 degrees 35' 30" and the long chord bears South 45 degrees 15' 45" West 455.46 feet) 470.60 feet, along the arc of a spiral curve to the right (the long chord of which bears South 84 degrees 01' 29" West 384.34 feet) 386.00 feet, North 89 degrees 26' 30" West 40.35 feet to the Southwest corner of said Lot 2, and North 89 degrees 26' 30" West 359.98 feet, more or less, to a point from which the Southwest corner of said Lot 1 bears North 89 degrees 26' 30" West 260.00 feet; thence North 00 degrees 07' 15" West, parallel to the West line of said Lot 4, 619.18 feet to a point on the North line of said Lot 1; thence continuing North 00 degrees 07' 15" West 32.00 feet; thence South 89 degree- 25' 35" East 359.98 feet to a point on the West line of said Lot 3; thence North 89 degrees 58' 00" East 771.06 feet to a point on the East line of said Lot 3; thence South 00 degrees 02' 00" East 32.00 feet to the point of beginning, with bearings based on said TRACT 1080--WASHBURN PARK.

SUBJECT TO THE FOLLOWING

1. Reservations as contained in plat dedication, to wit:

"said plat subject to: Building set-back lines as prescribed in present applicable ordinances; All existing easements as shown on the annexed plat; Additional restrictions as provided in any recorded protective covenants."

2. A 25 foot building setback as shown on dedicated plat.

3. An easement created by instrument, subject to the terms and provisions thereof,

Dated: March 17, 1980

Recorded: March 19, 1980

Volume: M80, page 5070, Microfilm Records of Klamath County, Oregon

In favor of: CP National Corporation

For: A 10 foot natural gas easement

Affects: The East 10 feet of Lot number 2 and 3

4. An easement created by instrument, subject to the terms and provisions thereof,

Dated: March 17, 1980

Recorded: March 18, 1980

Volume: M80, page 5069, Microfilm Records of Klamath County, Oregon

In favor of: CP National Corporation

For: A 10 foot natural gas line

Affects: The East 10 feet of Lots Numbers 2 and 3

5. A 30 foot drainage easement as disclosed by survey.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day of June A.D., 19 91 at 1:19 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 11288.

FEE \$33.00

Evelyn Biehn. County Clerk

By Daniel M. Henderson