

## WARRANTY DEED - STATUTORY FORM

WRAY PARTNERSHIP, consisting of MICHAEL BARNES WRAY, MARK FORBES WRAY, NANCY LEE DEY, STEPHEN WADDINGTON WRAY, SUSAN WRAY HEDGES and JUDITH MERRILL WRAY, Grantor, conveys and warrants to WC RANCH, INC., an Oregon corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 5 of TRACT 1080 WASHBURN PARK,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except those described on the attached Exhibit A.

The true consideration for this conveyance is \$2,100,000.00.

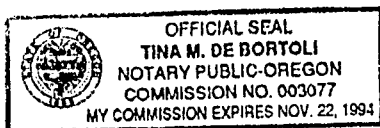
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 14th day of August, 1991.

Nancy Lee Dey, Partner  
Nancy Lee Dey, Partner

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

This instrument was acknowledged before me on August 13, 1991, by Nancy Lee Dey.



Tina M DeBortoli  
Notary Public for Oregon  
My Commission Expires: 11-22-94

Until a change is requested,  
all tax statements should be sent to:  
WC Ranch, Inc.  
17356 Hill Road  
Klamath Falls, OR 97601

After recording, return to:  
WC Ranch, Inc.  
17356 Hill Road  
Klamath Falls, OR 97601

EXHIBIT 2  
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ck  
48.00

## 1. Taxes for the fiscal year 1989-1990, delinquent.

Original Amount: \$27,888.90

Unpaid Balance: \$1,572.46 plus interest

Account No: 3909 003CC 00300

Key No: 527362

## 2. Personal Property Taxes for the fiscal year 1989-1990, delinquent.

Original Amount: \$3,798.71

Unpaid Balance: \$312.60 plus interest

Account No: P 058481

Key No: 780836

## 3. Taxes for the fiscal year 1990-1991, a lien, due and payable.

Original Amount: \$25,368.68 plus interest

Account No: 3909 003CC 00300

Key No: 527362

## 4. Personal Property Taxes for the fiscal year 1990-1991, a lien, due and payable.

Original Amount: \$3,262.94 plus interest

Account No: P 058481

Key No: 780836

5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

6. Reservations and restrictions as contained in plat dedication, to wit:

"said plat subject to: Building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."

7. Subject to a 10 foot building setback from Broadmore Street as shown on dedicated plat.

8. Subject to a 25 foot building setback from Washburn Way as shown on dedicated plat.

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EXHIBIT A  
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9. Reservations and restrictions, subject to the terms and provisions thereof, as contained in instrument recorded May 31, 1984 in Volume M84, page 9081, Microfilm Records of Klamath County, Oregon, wherein Washburn Enterprises, Inc., an Oregon corporation, is grantor and W.C. Ranch, Inc., an Oregon corporation is grantee, to wit:

"This grant is made subject to the following conditions and restrictions: (a) Grantee, and any one claiming by, through or under Grantee, shall not cause or permit any permanent building, structure or other obstruction, other than signs, gasoline pumps or similar service facilities, to be placed or located on the Westerly 70 feet of said parcel parallel with Washburn Way. Said 70 foot strip shall be maintained in such manner as to permit vehicular traffic to pass on either side of such permitted service facilities in the most direct Northerly and Southerly direction. (b) Said 70 foot strip shall be reserved for the use of the owners and occupants of the above described property and the owners and occupants of adjoining properties to the North bordering on Washburn Way upon which similar conditions and restrictions are imposed for the use and enjoyment of the owners and occupants, their customers, employees and invitees, for parking of automobiles and access to and egress from said parcels. (c) Grantees, in consideration of the reservation or granting of similar conditions and restrictions upon adjoining properties to the North, agree to maintain said 70 foot strip in a safe and suitable condition for the uses and purposes herein recited. (d) The foregoing reservation and conditions are deemed to be appurtenant to the parcel herein conveyed for the use and benefit of the owners and occupants, their employees, customers and invitees, of the subject property and the owners and occupants, their customers, employees and invitees, of the adjoining properties to the North similarly restricted."

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EXHIBIT A  
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10. Right of Way Easement, subject to the terms and provisions thereof;

Dated: None

Recorded: May 23, 1986

Volume: M86, page 8903, Microfilm Records of Klamath County, Oregon

Grantor: WC Ranch, Inc., an Oregon corporation

Grantee: Pacific Power and Light Company, a corporation

11. Right of Way Easement, subject to the terms and provisions thereof;

Dated: October 27, 1986

Recorded: November 4, 1986

Volume: M86, page 19983, Microfilm Records of Klamath County, Oregon

Grantor: Harvest Ford

Grantee: CP National Corporation

12. Underground Right of Way Easement, subject to the terms and provisions thereof;

Dated: January 23, 1987

Recorded: February 18, 1987

Volume: M87, page 2530, Microfilm Records of Klamath County, Oregon

From: WC Ranch, Inc., an Oregon corporation

To: Pacific Power and Light Company, a corporation

13. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: June 4, 1987

Recorded: June 4, 1987

Volume: M87, page 9669, Microfilm Records of Klamath County, Oregon

Amount: \$1,430,000.00

Grantor: Wray Partnership consisting of Michael Barnes Wray, Mark Forbes Wray, Nancy Lee Day, Stephen Waddington Wray, Susan Wray Hedges and Judith Merrill Wray

Trustee: Mountain Title Company of Klamath County

Beneficiary: Ford Motor Credit Company, a Delaware Corporation

14. Acknowledgment of Assignment of Rents and Leases and Agreement to Subordinate and Attain, subject to the terms and provisions thereof;

Dated: June 4, 1987

Recorded: June 4, 1987

Volume: M87, page 9690, Microfilm Records of Klamath County, Oregon

From: W.C. Ranch, Inc., an Oregon corporation

To: Ford Motor Credit Corporation, a Delaware Corporation

15. Right, title and interest of W.C. Ranch, Inc., an Oregon Corporation.

Revealed by exception no. 14

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EXHIBIT

A

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16. Financing Statement, subject to the terms and provisions thereof;  
 Recorded: June 4, 1987  
 Volume: M87, page 9693, Microfilm Records of Klamath County, Oregon  
 Debtor: W.C. Ranch, Inc., dba Harvest Ford Lincoln Mercury  
 Secured Party: Ford Motor Credit Company

Amended in Volume M87, page 16206, Microfilm Records of  
 Klamath County, Oregon.

18. Financing Statement, subject to the terms and provisions thereof;  
 Recorded: June 4, 1987  
 Volume: M87, page 9695, Microfilm Records of Klamath County, Oregon  
 Debtor: Toyota of Klamath, Inc., dba Harvest Toyota  
 Secured Party: Ford Motor Credit Company

Amended in Volume M87, page 16207, Microfilm Records of  
 Klamath County, Oregon.

20. Financing Statement, subject to the terms and provisions thereof;  
 Recorded: June 4, 1987  
 Volume: M87, page 9697, Microfilm Records of Klamath County, Oregon  
 Debtor: The Wray Partnership  
 Secured Party: Ford Motor Company

Amended in Volume M87, page 16208, Microfilm Records of  
 Klamath County, Oregon.

21. Trust Deed, subject to the terms and provisions thereof, given to  
 secure an indebtedness with interest thereon and such future advances  
 as may be provided therein;  
 Dated: February 26, 1990  
 Recorded: November 6, 1990  
 Volume: M90, page 22312, Microfilm Records of Klamath County, Oregon  
 Amount: \$200,000.00  
 - Grantor: WC Ranch, Inc., an Oregon corporation  
 Trustee: Mountain Title Company of Klamath County  
 Beneficiary: Marshellia Enterprises, Inc., an Oregon corporation

The beneficial interest of said Trust Deed was assigned by  
 instrument;  
 Dated: February 26, 1990  
 Recorded: November 6, 1990  
 Volume: M90, page 22314, Microfilm Records of Klamath County,  
 Oregon  
 From: Marshellia Enterprises, Inc.  
 To: Basin Fertilizer and Chemical Co., an Oregon corporation

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EXHIBIT A  
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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Wray Partnership the 14th day  
 of Aug. A.D., 1991 at 9:56 o'clock AM., and duly recorded in Vol. M91  
 of Deeds on Page 16017

Evelyn Biehn County Clerk

By Lawrence Mullins

FEE \$48.00