

35311

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SPECIAL WARRANTY DEED

CP National Corporation (formerly known as California-Pacific Utilities Company and Southern Oregon Gas Corporation), a California corporation ("Grantor") conveys and specially warrants to The Washington Water Power Company (doing business as WP Natural Gas), a Washington corporation, ("Grantee"), the real property located in the County of Klamath, State of Oregon, and more particularly described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by Grantor, except as specifically set forth on Exhibit B attached hereto and made a part hereof.

The consideration for this transfer is Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration.

Until a change is requested, all tax statements shall be sent to the following address: The Washington Power Company, E. 1411 Mission Street, Spokane, Washington 99220.

Dated as of September 30, 1991.

CP NATIONAL CORPORATION

By:

J. Scott Chesbro
J. Scott Chesbro, President

And By:

Jerold K. Fetzer
Jerold K. Fetzer, Vice
President/Accounting
and Finance

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

The foregoing instrument was acknowledged before me, this 19 day of September, 1991, by J. Scott Chesbro and Jerold K. Fetzer, the President and Vice President/Accounting and Finance, respectively, of CP National Corporation, a California corporation, on behalf of the corporation.

Susan Kathryn Blair

Instrument prepared by:
Thompson, Hine and Flory
Cleveland, Ohio



Return to: Washington Water Power Company
P.O. Box 3727
Spokane, Washington 99220

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EXHIBIT AParcel I

Lots 5A, 5B, 6A, 6B, 7A and 7B in Block 6 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel II

Parcel A: A tract of land situate in the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the iron pin marking the East right of way of the North terminus of Patterson Street, said point being also North 89° 57' 45" East 1332.3 feet from the West quarter corner of Section 36, Township 38 South, Range 9, E.W.M.; thence South 89° 53' 45" East 1419.0 feet; thence North 0° 15' West along the Westerly line of that parcel conveyed to El Paso Natural Gas Co., in Deed Volume 333 page 141, and that parcel conveyed to California-Pacific Utilities Co., in Deed Volume 334 page 150, 136.00 feet to the Northwest corner of that parcel as described in Deed Volume 334 page 150; thence North 89° 53' 45" West 60.0 feet; thence South 0° 15' East 76.0 feet; thence North 89° 53' 45" West 1358.4 feet; thence South 0° 06' 30" West 60.0 feet to the point of beginning.

Parcel B: A tract of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East, Willamette Meridian, more particularly described as follows:

Beginning at the West quarter corner of said Section 36; thence North 89° 45' East a distance of 2752.2 feet; thence North 00° 15' West a distance of 40.0 feet to the true point of beginning and the Southwest corner of this tract; thence North 0° 15' West a distance of 80.0 feet to the Northwest corner of said tract; thence North 89° 45' East a distance of 60.0 feet to the Northeast corner of said tract; thence South 0° 15' East a distance of 80.0 feet to the Southeast corner of said tract; thence South 89° 45' West a distance of 60.0 feet to the Southwest corner of said tract and the true point of beginning.

Parcel III

All that property lying Southerly of Lakeport Boulevard contained within CP National Corporation's Gas Regulator Station fence described as follows: Beginning at a point

Exhibit A (continued)

on the Southerly line of Lakeport Boulevard that is North 2060.44 feet and North 63°18' West 46.40 feet from the Section corner common to Sections 19, 20, 29 and 30 of Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; said point being the Southeast fence line of said Regulator Station for the true point of beginning; thence Southwesterly along said fence line 3.9 feet to the most Southeasterly corner; thence Northwesterly 30.9 feet along said fence line to the Southwest corner; thence Northeasterly along said fence line 4.3 feet to the Southerly line of Lakeport Boulevard; thence South 63°18' East along said Boulevard to the true point of beginning.

Tax Account No. 3809-19DA-1600 Key: 830177

Parcel IV

A strip of land lying in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 38 South, Range 9 E.W.M., Oregon, described as follows:

Beginning at the Northeast corner of Section 33, Township 38 S., R., 9 E.W.M.; thence West on the North line of said Section to a point on said Section line which is 726 feet East of the West boundary line of Williams Avenue in Dixon Addition to the City of Klamath Falls, Oregon; thence South at right angles to said Section line 40 feet to the North line of School District No. 1 property; thence East parallel to the North line of said Section and along said North line of said School District property to the East line of said Section 33; thence North on said Section line to the point of beginning.

EXHIBIT B

1. Taxes and assessments, both general and special, which are a lien but not yet due and payable (affects Parcels I, II, III and IV).
2. Zoning ordinances, if any (affects Parcels I, II, III and IV).
3. Right of Way Easement executed by P.C. Carlson to the Pacific Telephone and Telegraph Company, a California corporation, dated June 2, 1942, recorded August 1, 1942, in Volume 149, Page 48, Deed Records of Klamath County, Oregon (affects Parcel II only).
4. Right of Way Easement executed A.R. Campbell and Iva Belle Campbell, also known as Ivy B. Campbell, husband and wife, and William Cunningham, also known as William E. Cunningham, and Mildred D. Cunningham, husband and wife, to El Paso Natural Gas Company, a corporation, dated September 19, 1961, recorded October 11, 1961, in Volume 333, Page 118, Deed Records of Klamath County, Oregon (affects Parcel II only).
5. Right of Way Easement executed by A.R. Campbell and Iva Belle Campbell, also known as Ivy B. Campbell, his wife, and William Cunningham, also known as William E. Cunningham, and Mildred D. Cunningham, his wife, to El Paso Natural Gas Company, a corporation, dated September 29, 1961, recorded October 12, 1961, in Volume 333, Page 193, Deed Records of Klamath County, Oregon (affects Parcel II only).
6. Easement for ingress and egress from A.R. Campbell and Iva Belle Campbell, his wife, and William Cunningham and Mildred D. Cunningham, his wife, to California-Pacific Utilities Co., a corporation, dated September 30, 1963, recorded October 3, 1963, in Volume 348, Page 407, Deed Records of Klamath County, Oregon (affects Parcel II only).
7. Transmission Line Easement, from Miles Callahan and Thelma May Callahan, husband and wife, who acquired title as Miles Calahan and Thelma May Calahan to United States of America, dated December 1, 1951, recorded December 7, 1951, in Volume 251 page 425, Deed Records of Klamath County, Oregon (affects Parcel III only).
8. Easement from School District No. 1, Klamath County, Oregon to California-Pacific Utilities Company, a California corporation, dated November 19, 1962, recorded November 23, 1962, in Volume 341, Page 475, Deed Records of Klamath County, Oregon (affects Parcel IV only).

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 30th day
 of Sept. A.D., 19 91 at 11:02 o'clock AM., and duly recorded in Vol. M91
 of Deeds on Page 19751

FEE \$43.00

Evelyn Biehn - County Clerk

By Pauline Mullender

WITHDRAWN

KCTC

9-30-91

Doc. #35312

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