

OA

39325

MTC 1396 2712

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SPECIAL WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

ROLAND E. AND BETTY M. KIEPKE, Husband and Wife
 conveys and specially warrants to BEAR COUNTRY PETROLEUM, INC. Grantor,
 the following described real property free of encumbrances created or suffered by the Grantor except as specific- Grantee,
 ally set forth herein, situated in Klamath County, Oregon to-wit:

See Attached Exhibit "A"

MOUNTAIN TITLE COMPANY, has recorded this
 instrument by which it is acknowledged that
 and has not done so in full and sufficient
 or as to its effect on the title to any real property
 that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except liens and
 encumbrances of record and those apparent upon the land.

The true consideration for this conveyance is \$70,326.53. (Here comply with the requirements of ORS 93.030)

Dated this // day of July, 19 84

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
 PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
 CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Roland E. Kiepke
 Roland E. Kiepke
Betty M. Kiepke
 Betty M. Kiepke

STATE OF OREGON, County of Deschutes, ss. July //, 19 84

Personally appeared the above named Roland E. and Betty M.
 Kiepke, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Sharon L. Koppelman*
 Notary Public for Oregon—My commission expires: 8-4-84

SPECIAL WARRANTY DEED

Roland E. and Betty M. Kiepke
 GRANTOR
 Bear Country Petroleum, INC.

GRANTEE'S ADDRESS, ZIP

After recording return to:

MTC

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
 shall be sent to the following address:

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of } ss.

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

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____

Deputy

27322

MTC 13799

DESCRIPTION

A parcel of land, being a portion of the Southeast Quarter of the Southwest Quarter of Section 30, Township 24 South, Range 9, East of the Willamette Meridian, in Klamath County, Oregon, the said parcel of land being described as follows:

Beginning at a point on the East boundary of the right-of-way of The Dalles-California Highway, the said point being marked by a $\frac{1}{2}$ inch iron rod, said point being further located North 732 feet and East 1331 feet from the Southwest corner of Section 30, Township 24 South, Range 9, East of the Willamette Meridian; thence North $30^{\circ} 30'$ East 16.89 feet; thence on a curve to the right, the said curve having a radius of 2814.8 feet for a distance of 140.7 feet (the chord of said curve having a bearing of North $31^{\circ} 17'$ East and a length of 140.70 feet), along the Easterly boundary of said highway right-of-way; thence South $57^{\circ} 12'$ East 57.67 feet to a point marked by an iron rod; thence South $30^{\circ} 22'$ West 152.56 feet to a point marked by an iron rod; thence North $62^{\circ} 04'$ West 59.96 feet to the point of beginning.

ALSO A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way of the Old County Road from which the Southwest one-sixteenth corner of said Section 30 bears North $15^{\circ} 59' 41''$ West, 691.11 feet; thence North $56^{\circ} 20' 31''$ West, 98.48 feet to the true point of beginning; thence North $56^{\circ} 20' 31''$ West, 32.34 feet; thence North $30^{\circ} 22' 04''$ West, 152.56 feet; thence South $57^{\circ} 11' 30''$ East, 37.77 feet; thence South $32^{\circ} 25' 25''$ West, 152.90 feet to the true point of beginning of this description.

EXCEPTING THEREFROM that portion conveyed by R. B. Berni and Clara L. Berni, husband and wife, to the State of Oregon, by and through its State Highway Commission by deed dated February 3, 1943, recorded February 11, 1943, Volume 153, page 54, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of Dec. A.D., 19 91 at 2:10 o'clock P. M., and duly recorded in Vol. M91,
of Deeds on Page 27321
By Evelyn Riehn County Clerk
Doreen Mulendy

FEE \$33.00