

KNOW ALL MEN BY THESE PRESENTS, That Norman Fraley and  
Ceanne G. Fraley, husband and wife, hereinafter called the Grantors,  
for the consideration hereinafter stated, to Grantors paid by  
B.N.B. DRIVE-INNS, INC., an Oregon corporation, hereinafter  
called Grantee, do hereby grant, bargain, sell and convey unto  
the said Grantee its successors and assigns, that certain real property,  
with the tenements, hereditaments and appurtenances thereunto belong-  
ing or appertaining, situated in the County of Klamath and State of  
Oregon, described as follows, to-wit:

All of Lot 24 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING  
therefrom the Westerly 95 feet of the Easterly 205 feet.

ALSO EXCEPTING the Southerly 5 feet taken by Klamath County for the  
widening of Delaware Street in Deed Volume 348 at page 571.  
Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation  
rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and  
easements of the South Suburban Sanitary District.
3. Subject to the right to enter upon and construct irrigation ditches  
and divert irrigation water along the property lines as set forth in  
Deed recorded May 25, 1929 in Book 86 at page 447, Deed Records, from  
A. L. Wishard, et al., to Gertrude Mathers.

To Have and to Hold the same unto the said Grantee its  
successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee  
its successors and assigns, that Grantors are lawfully seized in  
fee simple of the above granted premises, free from all encumbrances  
except as noted of record as of the date of this deed and those  
apparent upon the land, if any, as of the date of this deed, and  
that Grantors will warrant and forever defend the said premises  
and every part and parcel thereof against the lawful claims and  
demands of all persons whomsoever, except those claiming under the  
above described encumbrances.

The true and actual consideration paid for this transfer,  
stated in terms of dollars, is \$53,600.00.

In construing this deed and where the context so requires,

the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the Grantors have executed this instrument this 31st day of December, 1975.

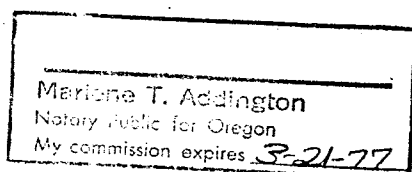
Norman Fraley  
NORMAN FRALEY  
Geanne G. Fraley  
GEANNE G. FRALEY

STATE OF OREGON           )  
                                  ) ss  
County of Klamath       )

~~December~~ Jan 7, 1976.

Personally appeared the above named Norman Fraley and Geanne G. Fraley, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Marlene T. Addington  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 3-21-77

Return To:  
BNB Corp.  
1850 Main St.  
Klamath Falls, OR 97601

STATE OF OREGON,       ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co.  
on this 11th day of Feb. A.D., 19 92  
at 2:05 o'clock P. M. and duly recorded  
in Vol. M92 of Deeds Page 2870.  
Evelyn Biehn                      County Clerk  
By Pauline Mueller  
Deputy.

Fee, \$35.00