

STATUTORY BARGAIN AND SALE DEED

Vol. m92 Page 29843

BATSELL BROS. OIL COMPANY, INC., an Oregon corporation, Grantor, conveys to CHARLES THOMAS. SCHUBERT, Successor Trustee of the TRUST AGREEMENT OF JOHN A. SCHUBERT AND VIRGINIA H. SCHUBERT DATED NOVEMBER 1, 1983, Grantee, the following described real property, for the purposes of relinquishing redemption rights only, situated in the County of Klamath, State of Oregon, described as:

See attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is other good and valuable consideration.

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 9th day of December, 1992.

BATSELL BROS. OIL COMPANY, INC.
an Oregon Corporation

By: Larry D. Batsell
Larry D. Batsell, President

BATSELL BROS. OIL COMPANY, INC.
an Oregon Corporation

By: Richard R. Batsell
Richard R. Batsell, Vice President

STATE OF OREGON

County of Klamath

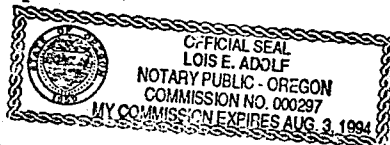
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] ss.
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Personally appeared Larry D. Batsell, who, being duly sworn, stated that he is President of Batsell Bros. Oil Company, Inc., an Oregon Corporation, and Richard R. Batsell, who, being duly sworn, stated that he is the Vice-President of Batsell Bros. Oil Company, Inc., an Oregon Corporation and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

Lois E. Adolf
Notary Public for Oregon
My Commission expires:

Ret:
RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601



A piece or parcel of land situated in the NE $\frac{1}{4}$ of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pipe on the Easterly right of way line of State Highway No. U.S. 97, as the same is presently located and constructed on the ground, from which the monument marking the meander corner common to Section 25, Township 37 South, Range 8 East of the Willamette Meridian and Section 30, Township 37 South, Range 9 East of the Willamette Meridian bears South 51° 02-3/4' East 628.9 feet distant (said point of beginning being also 50.0 feet distant from when measured at right angles to, Station 329/24.3 of the centerline of said Highway No. 97); thence North 69° 12-1/3' East 230.0 feet, more or less, to the Westerly right of way line of the County Road (Old Highway No. 97), which point is 30.0 feet from, when measured at right angles to, the centerline of said county road, and from which point an iron pipe reference monument bears North 69° 12-1/3' East 10.0 feet distant; thence following the said Westerly right of way line of said County Road in a Northerly and Westerly direction to its intersection with the Easterly right of way line of said State Highway No. U. S. 97; thence Southerly and Easterly along the said Easterly right of way line of said State Highway to the point of beginning. The basis of bearings for the above description being South 1° 31' East for the centerline of the said State Highway from the said Station 329/24.3 Southerly.

EXCEPT THEREFROM any portion lying within the State Highway right of way. SUBJECT TO contracts and/or liens for irrigation and/or drainage, and subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 15th day of Dec. A.D., 19 92 at 3:04 o'clock P.M., and duly recorded in Vol. M92, of Deeds on Page 29843.

FEE \$35.00

Evelyn Biehn . County Clerk

By Pauline Mullender