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Form No. 762 - Special Warranty Deed

K-43462

SPECIAL WARRANTY DEED

Vol. 93 Page 5280

KNOW ALL MEN BY THESE PRESENTS That FRED MEYER, INC., a Delaware corporation

hereinafter called grantor for the consideration hereinafter stated does hereby grant bargain sell and convey unto TBLD Corp., a California corporation

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining situated in the County of Klamath, State of Oregon, described as follows, to-wit:-

See Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every pail and parcel thereof against the lawful claims and demands of all person claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 206,000.00

~~\*However, the actual consideration consists of an interest in the property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols\*, if not applicable, should be deleted. See ORS 93.030.)~~

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 hereto apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of March, 19 93 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Fred Meyer, Inc.

Scott L. Wippel  
Scott L. Wippel, Vice President

STATE OF OREGON

County of Multnomah

} ss:

This instrument was Acknowledged before me on 3-11, 19 93, by  
Scott L. Wippel  
as Vice President  
of Fred Meyer, Inc.

Paul J. Stanger  
Notary Public for Oregon

My Commission Expires 11-13-93

Fred Meyer, Inc.

5100 SW Macadam Avenue, Suite 500

Portland, OR 97201-3831

Grantor's Name and Address

TBLD Corp.

17901 Von Karman

Irvine, CA 92714

Grantee's Name and Address

After recording return to: And send tax statements

~~TBLD Corp.~~ Taco Bell No.86-0073 to:

~~17901 Von Karman~~ Taco Bell Corp. Tax Dept.

~~Irvine CA 92714~~ Attn: Michelle Gillivan

Name, Address, Zip

MD 1006

17901 Von Karman Avenue

Irvine CA 92714

STATE OF OREGON

County of \_\_\_\_\_ } ss.

I certify that the within instrument 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/instrument / micro film / reception No. \_\_\_\_\_, Record of deeds of said county.

Witness my hand and seal of County affixed.

## EXHIBIT "A"

A parcel of land located in the Southwest one-quarter of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap marking the Southwest corner of Section 34 and running North 00°28'30" West 168.83 feet; thence North 89°31'30" East 55.00 feet to a point on the Easterly right-of-way line of Washburn Way and the Point of Beginning; thence leaving said right of way, running 38.10 feet along a 35.00 foot radius curve right, the long chord of which bears North 58°20'54" East 36.24 feet; thence North 89°31'53" East 172.03 feet; thence South 00°28'07" East 159.15 feet to the Northerly right-of-way line of Shasta Way; thence along said right of way South 89°52'25" West 192.87 feet; thence North 48°08'20" West 13.74 feet to the Easterly right-of-way line of Washburn Way; thence along said right-of-way North 00°28'30" West 129.98 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 15th day  
of March A.D., 19 93 at 2:16 o'clock PM., and duly recorded in Vol. M93,  
of Deeds on Page 5280

FEE \$35.00

Evelyn Biehn, County Clerk

By Deborah M. Muelen