

Aspen Title
#01038257

61162 '93 MAY 7 PM 3 22

QUITCLAIM DEED

Vol. m93 Page 10207

KNOW ALL MEN BY THESE PRESENTS, That KRAIG B. WEIDER

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto ALBERTSON'S, INC., a Delaware corporation hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The purpose of this Deed is to relinquish any and all interest of the Grantor herein in the real property legally described above by virtue of Options to Purchase Real Property and any and all Amendments, Addendums and Memorandums thereto.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to clear title

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of May, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person 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.

Kraig B. Weider
Kraig B. Weider

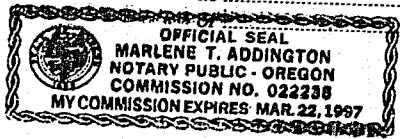
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 6, 1993,

by Kraig B. Weider

This instrument was acknowledged before me on , 19 ,

by as



Marlene T. Addington
Notary Public for Oregon
My commission expires March 22, 1997

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Rita L. Berry
Hawley Travel Ennis & Hawley
P.O. Box 1617, Boise, ID 83726

Until requested otherwise send all tax statements to (Name, Address, Zip):

Albertson's, Inc.
350 Parkcenter Blvd.
Box 20
Boise, ID 83726

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of }

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 and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

EXHIBIT "A"

PARCEL 1:

Lots 2 and 3, Block 1, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, EXCEPTING that portion conveyed to State of Oregon for highway purposes by Deed recorded April 21, 1964 in Book 352 at Page 421, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-2DA TL 1300

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the South 60 feet of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, of BAILEY TRACTS NO. 2.

ALSO EXCEPTING beginning at the Southwest corner of Lot 9, Block 2 of BAILEY TRACTS NO. 2; thence East 639 feet; thence South 60 feet; thence West 639 feet; thence North 60 feet to the place of beginning, being a part of BAILEY TRACTS NO. 2, which was formerly Nadine Street, in the County of Klamath, State of Oregon.

ALSO EXCEPTING THEREFROM a portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0 degrees 02' East 135 feet from the Southwest corner of said Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot 8 said Block 2; thence North 0 degrees 02' East along the East line of said Lot 8, a distance of 75 feet; thence North 89 degrees 59' West a distance of 149 feet more or less to the West line of said Lot 9; thence South 0 degrees 02' West along the West line of said Lot 9 a distance of 75 feet, more or less to the point of beginning.

AND ALSO EXCEPTING THEREFROM beginning at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which bears North 0 degrees 02' East 60 feet from the Southwest corner of said Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot 8 said Block 2; thence North 0 degrees 02' East along the East line of said Lot 8 a distance of 75 feet; thence North 89 degrees 59' West a distance of 149 feet, more or less to the West line of said Lot 9; thence South 0 degrees 02' West along the West line of said Lot 9 a distance of 75 feet more or less to the point of beginning, being a portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2.

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EXCEPTING THEREFROM that portion conveyed to Trustees of The Mulvey Loving Trust by Deed recorded December 2, 1992 in Book M-92 at Page 28570.

CODE 41 MAP 3909-2DA TL 1700

PARCEL 3:

A parcel of land situated in the E 1/2 NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner of the East line of said section; thence along the said South line or bank of said ditch, North 61 degrees 18' West a distance of 87 feet; thence North 70 degrees 38' West a distance of 524 feet; thence South 79 degrees 21' West a distance of 51 feet; thence South 39 degrees 14' West a distance of 68 feet to a point on the Easterly line of BAILEY TRACTS NO. 2 according to the duly recorded plat thereof; thence following said line South 0 degrees 19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, BEL AIRE GARDENS; thence continuing East a distance of 75.0 feet to a point; thence North 0 degrees 14' 30" West a distance of 100.0 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the right of way of Madison Street.

EXCEPTING THEREFROM that portion lying within the following described parcel:

A tract of land situated in the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

EXHIBIT "A" CONTINUED

Beginning at the quarter corner on the East line of said Section 2; thence North 89 degrees 43' 42" West 30.00 feet and South 00 degrees 00' 18" East 426.70 feet to the Southeast corner of that tract of land described in Deed Volume 113, Page 587 of the Klamath County Deed Records on the Westerly right of way line of Madison Street and being the true point of beginning of this description; thence North 70 degrees 19' 00" West 426.92 feet, along the South line of the following tracts of land described in the Klamath County Deed Records, Volume 113 at Page 587, Volume 100 at Page 619, Volume 92 at Page 213, Volume 107 at Page 614, and Volume 92 at Page 355 to the Southwest corner of said Volume 92 at Page 355, being on the East line of the proposed Albertson's Parcel; thence South 00 degrees 00' 26" West 186.48 feet to the Southeast corner of the proposed Albertson's Parcel; thence South 88 degrees 54' 32" West, along the South line of the proposed Albertson's Parcel, 232.02 feet to a point on the East line of BAILEY TRACTS NO. 2, a duly recorded subdivision; thence along the line described as Parcel 1 in Deed Volume M-89 at Page 25,075 of the Klamath County Deed Records, South 00 degrees 20' 39" West 166.08 feet to an iron pin marking the Northwest corner of Lot 7, Block 1 of BEL-AIRE GARDENS, a duly recorded subdivision; thence South 89 degrees 46' 21" East 430.44 feet to an iron pin marking the Northerly corner of Lot 3, Block 1 of said BEL-AIRE GARDENS; thence continuing South 89 degrees 46' 21" East 74.63 feet (75.00 feet by deed); thence North 00 degrees 00' 51" West 100.00 feet; thence South 89 degrees 46' 21" East 129.94 feet to the Westerly right of way line of Madison Street; thence North 00 degrees 00' 18" West 115.70 feet to the true point of beginning.

CODE 41 MAP 3909-1DA TL 1000 (Covers additional property)

PARCEL 4:

Lot 1, Block 1, BAILEY TRACTS #2, in the County of Klamath, State of Oregon, EXCEPT THEREFROM any portion lying within the right of way of South 6th Street.

CODE 41 MAP 3909-2DA TL 1200

PARCEL 5:

Beginning at a point 30 feet South and 432.1 feet West of the quarter section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 253.7 feet; thence North 70 degrees 19' West 74.3 feet; thence North 228.7 feet; thence East 70 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to the State of Oregon, by and thru its State Highway Commission by deeds recorded August 13, 1964 in Book 355 at Page 300 and Book 355 at Page 304, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-2DA TL 800

Continued on next page

PARCEL 6:

All that portion of the NE 1/4 of SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 30 feet South and 502.1 feet West of the quarter section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence South 228.7 feet; thence North 70 degrees 19' West 74.3 feet; thence North 203.7 feet; thence East 70 feet to the place of beginning.

ALSO beginning at a point 30 feet South and 572.1 feet West of the quarter section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence South 203.7 feet; thence South 72 degrees 30' West 101.7 feet; thence North 233.3 feet; thence East 96.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and thru its State Highway Commission by deeds recorded August 13, 1964 in Book 355 at Page 300 and Book 355 at Page 304, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-2DA TL 900

PARCEL 7:

Lots 5, 6, 7 and 8, Block 1, BAILEY TRACTS #2, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, State Highway Commission for widening of South Sixth Street.

CODE 41 MAP 3909-2DA TL 1501

PARCEL 8:

The North 205 feet of Lot 4, Block 1, BAILEY TRACTS #2, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, State Highway Commission, for widening of South 6th Street.

CODE 41 MAP 3909-2DA TL 1400

PARCEL 9:

Lot 4, Block 1, BAILEY TRACTS #2, in the County of Klamath, State of Oregon. EXCEPT THEREFROM the North 205 feet thereof.

CODE 41 MAP 3909-2DA TL 1500

PARCEL 11:

10212

A tract of land situated in the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

All that portion of the Enterprise Irrigation District Canal lying within the following described tract of land:

A tract of land situated in Lots 1 through 8 of Block 1 and Lots 1, 2, 3, 8 and 9 of Block 2 of BAILEY TRACTS NO. 2, a duly recorded subdivision, and in the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1 of said BAILEY TRACTS NO. 2, being on the Southerly right of way line of South Sixth Street; thence North 89 degrees 43' 42" West, along said Southerly right of way line, 560.00 feet to the Northwest corner of Lot 8, Block 1 of said BAILEY TRACTS NO. 2; thence South 00 degrees 17' 12" West 266.00 feet to the Southwest corner of said Lot 8; thence South 83 degrees 33' 31" West 77.36 feet to the Southwest corner of Lot 9, Block 1 of said BAILEY TRACTS NO. 2; being on the Easterly right of way line of Homedale Road; thence South 00 degrees 17' 12" West, along said Easterly right of way line, 35.24 feet to a point on the West line of Lot 9, Block 2 of said BAILEY TRACTS NO. 2; thence North 83 degrees 33' 31" East 96.45 feet to a point on the Northerly line of Lot 8 of said Block 2; thence, along the Northerly line of said Block 2, South 66 degrees 29' 10" East 57.79 feet, South 59 degrees 19' 49" East 81.02 feet, South 59 degrees 57' 23" East 80.55 feet, South 66 degrees 30' 44" East 76.10 feet, and South 82 degrees 23' 40" East 70.49 feet to the Northwest corner of Lot 3, Block 2 of said BAILEY TRACTS NO. 2; thence North 88 degrees 54' 32" East 442.90 feet to a point from which the Southwest corner of that tract of land described in Deed Volume M-90 at Page 2677 of the Klamath County Deed Records bears North 00 degrees 00' 26" East 176.64 feet and the East quarter corner of said Section 2 bears North 42 degrees 38' 05" East 637.81 feet; thence North 00 degrees 00' 26" East 431.28 feet to the Northwest corner of said tract of land described in Deed Volume M-90 at Page 2677, being on the Southerly right of way line of South Sixth Street; thence North 89 degrees 43' 42" West 232.41 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 7th day
of May A.D., 19 93 at 3:22 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 10207

FEE \$55.00

Evelyn Biehn County Clerk

By Deane M. Mendenhall