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#05IO 6th & Homedale
Klamath Falls, OR
4/22/93

Aspen Title #01039784
STATUTORY WARRANTY DEED

FT Kenneth D. Swanson and Shelli D. Swanson, husband and wife, as to an undivided one-half (½) interest, and Fred Tschopp, an individual, as to an undivided one-half (½) interest, jointly "Grantor," conveys and warrants to Albertson's Realty, Inc., an Idaho corporation, "Grantee," the following described real property, free of encumbrances except as set forth herein, situated in Klamath County, State of Oregon, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Together with all easements and appurtenances thereto and all of Grantor's right, title and interest in and to all streets, alleys and rights-of-way adjacent thereto.

Subject to and excepting those exceptions of title set forth in Exhibit "B" attached hereto and incorporated herein by this reference.

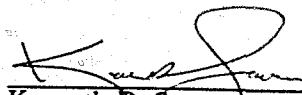
The true and actual consideration for this conveyance is \$90,000.

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.

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

Albertson's Realty, Inc.
c/o Albertson's, Inc.
250 Parkcenter Blvd.
Box 20
Boise, ID 83726

DATED this 7th day of May, 1993.


Kenneth D. Swanson

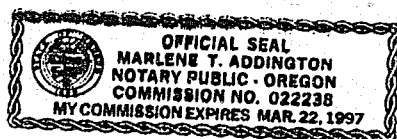
Shelli D. Swanson
Shelli D. Swanson

FT Fred Tschoppe
Tschopp

STATE OF OREGON)
) ss.
County of Klamath)

On this 7th day of May, 1993, before me, Marlene T. Addington a Notary Public in and for said state, personally appeared KENNETH D. SWANSON and SHELLI D. SWANSON, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Marlene T. Addington
Notary Public for Oregon
Residing at Klamath Falls OR
My commission expires 3-22-97

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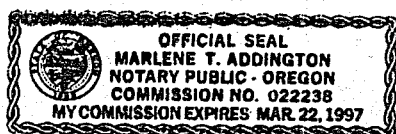
STATE OF OREGON

County of Klamath

) ss.

On this 7th day of May, 1993, before me, Marlene T. Addington, a Notary Public in and for said State, personally appeared KENNETH D. SWANSON as ~~Attorney-in-Fact for FRED TSCHOPPE~~ known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed ~~the same as Attorney-in-Fact for FRED TSCHOPPE~~. ma N.P.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. ma N.P.



Marlene T. Addington
Notary Public for Oregon
Residing at Klamath Falls, OR
My commission expires 3-22-97

After recording, return to:

Rita L. Berry
HAWLEY TROXELL ENNIS & HAWLEY
P.O. Box 1617
Boise, Idaho 83701

EXHIBIT A

(SWANSON/TSCHOPPE PARCEL)

A TRACT OF LAND SITUATED IN THE NE1/4 SE1/4 OF SECTION 2, T39S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE 1/4 CORNER ON THE EAST LINE OF SAID SECTION 2; THENCE N89°43'42"W 30.00 FEET AND S00°00'18"E 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 N70°19'00"W 426.92 FEET, ALONG THE SOUTH LINE OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN THE KLAMATH COUNTY DEED RECORDS, VOLUME 113 PAGE 587, VOLUME 100 PAGE 619, VOLUME 92 PAGE 213, VOLUME 107 PAGE 614, AND VOLUME 92 PAGE 355 TO THE SOUTHWEST CORNER OF SAID VOLUME 92 PAGE 355, BEING ON THE EAST LINE OF THE PROPOSED ALBERTSON'S PARCEL; THENCE S00°00'26"W 186.48 FEET TO THE SOUTHEAST CORNER OF THE PROPOSED ALBERTSON'S PARCEL; THENCE S88°54'32"W, 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 M89 PAGE 25,075 OF THE KLAMATH COUNTY DEED RECORDS, S00°20'39"W 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 S89°46'21"E 430.44 FEET TO AN IRON PIN MARKING THE NORTHERLY CORNER OF LOT 3 BLOCK 1 OF SAID "BEL-AIRE GARDENS"; THENCE CONTINUING S89°46'21"E 74.63 FEET (75.00 FEET BY DEED); THENCE N00°00'51"W 100.00 FEET; THENCE S89°46'21"E 129.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MADISON STREET; THENCE N00°00'18"W 115.70 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS
(SWANSON/TSCHOPPE PARCEL 10) *FT*

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens and assessments, of South Suburban Sanitary District.
3. Levies and assessments of Klamath County Drainage District.
4. The following matters disclosed by Topographic Map 334 prepared by Tree Line Surveying for Albertson's, Inc., dated October 1992 and revised April 16, 1993:
 - (i) 8" buried irrigation line and pipe;
 - (ii) Encroachment of wooden building on southerly boundary.

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 10230.

FEE \$50.00

Evelyn Biehn County Clerk

By *Evelyn Biehn*