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Vol. 1793 Page 11433

#0510 6th & Homedale
Klamath Falls, OR
4/22/93

Aspen Title #01038271

STATUTORY WARRANTY DEED

Henry Warren Parr, (also known as H. Warren Parr) an individual, "Grantor," conveys and warrants to Albertson's, Inc., a Delaware 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 \$150,000.

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, Inc.
250 Parkcenter Blvd.
Box 20
Boise, ID 83726

DATED this 19th day of May, 1993.

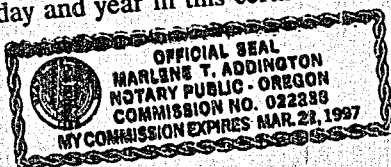
Henry Warren Parr
Henry Warren Parr

11434

STATE OF OREGON)
County of Klamath) ss.

On this 19th day of May, 1993, before me, Marlene T. Addington, a Notary Public in and for said state, personally appeared HENRY WARREN PARR, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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

After recording, return to:

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

EXHIBIT A
(PARR PARCELS)

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

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

7/ W.P.

EXHIBIT "B"
PERMITTED EXCEPTIONS
(PARR PARCEL)

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. Recitals, including the terms and provisions thereof, as set out in that those certain deed executed by Jesse Bailey and Ethel Bailey, recorded March 5, 1931, in Book 92, Page 417.
5. Easement in favor of State of Oregon, by and through its State Highway Commission, for slope easement and relocation of irrigation facilities, recorded August 13, 1964, in Book 355, Pages 300 and 304.
6. Easement in favor of State of Oregon, by and through its State Highway Commission, for slope easement and relocation of irrigation facilities, recorded May 19, 1965, in Book 361, Page 476.
7. Access restrictions contained in those certain Deeds to the State of Oregon, by and through its State Highway Commission, recorded August 13, 1964, in Book 355, Pages 300 and 304, and recorded May 19, 1965, in Book 361, Page 476.
8. Letter of Confirmation, executed by Albertson's, Inc., recorded March 17, 1993 in Book M-93 at Page 5470.
9. Easement in favor of Donald R. Gruener and Susan E. Gruener for purpose of ingress and egress recorded March 17, 1993, in Book M-93, Page 5485, Fee No. 58729.
10. Slope Easement between Mulvey Loving Trust and Albertson's, Inc., recorded March 17, 1993, in Book M-93, Page 5491, Fee No. 58730.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

~~Aspen Title & Escrow~~
on this 20th day of May A.D., 19 93
at 9:29 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 11433

Evelyn Biehn County Clerk

By David M. Mullins
Deputy.

Fee, \$45.00

N. W. P.