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09-10-93P01:26 RCVD

K-45531

STATUTORY WARRANTY DEED

Vol. M93 Page 23310

William C. Ransom, an estate in fee simple; James H. Patton, an estate in fee simple and C. P. Peyton, an estate in fee simple, all as tenants in common, Grantor, conveys and warrants to Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 21, EXCEPT the South 71 feet thereof in Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the Couty Clerk of Klamath County, Oregon

This property is free of liens and encumbrances, EXCEPT: 1. 1993-94 taxes are now a lien but not yet payable. 2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. 3. Right of Way Easement, including the terms and provisions thereof, recorded April 19, 1984 in Volume M84, Page 6496, Deed records of Klamath County, Oregon. By assignment of easement, right of way, and permit assignment and assumption agreement, recorded October 7, 1991 in Volume M91 Page 20783, assigned to The Washington Water Power Company. 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.

The true consideration for this conveyance is \$ 47,000.00

(Here comply with the requirements of ORS 93.010)

DATED this 8th day of September

19 93.

William C. Ransom

C. P. Peyton

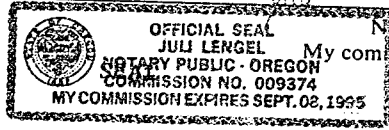
James H. Patton

STATE OF OREGON, County of Klamath)ss.

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of)ss.

The foregoing instrument was acknowledged before me this 8th day of September 19 93 by William C. Ransom and James H. Patton

The foregoing instrument was acknowledged before me this day of 19 by and of a corporation, on behalf of the corporation.



Notary Public for Oregon
My commission expires: 9/8/95

Notary Public for Oregon
My commission expires:

SEAL

Title Order No. K-45531
Escrow No. 93160467

After recording return to:
Les Schwab Tire Centers
P.O. Box 667
Prineville, Oregon 97754
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Les Schwab Tire Centers
P.O. Box 667
Prineville, Oregon 97754
NAME, ADDRESS, ZIP

TI 98 - 9/85

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Jackson } ss.

BE IT REMEMBERED, That on this 8th day of September, 1993,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named C. P. PEYTON

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



R. K. McLaughlin
Notary Public for Oregon.

My Commission expires May 10, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 10th day
of Sept. A.D. 19 93 at 1:26 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 23310

FEE 35.00

Evelyn Biehn - County Clerk

By [Signature]