

NA

77092

## QUITCLAIM DEED

Vol. 1994 Page 6863KNOW ALL MEN BY THESE PRESENTS, That Western Bank

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Oregon Motor Sports Manufacturing, Inc., hereinafter called grantor, 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 Exhibit "A" on reverse side and incorporated by this reference.

This conveyance includes any and all rights of redemption that Grantor may have arising out the foreclosure judgment entered on behalf of Grantee in Klamath County Circuit Court Case No. 92-0866CV on September 17, 1992.

(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 \$ -0-.  
 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 OES 92.012.

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 24th day of February, 1994, 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.

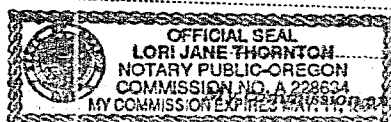
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 24, 1994, by Stephen D. Fulton

by Stephen D. Fulton, 1994, as Assistant Vice President/Manager

of Western Bank



Lori Jane Thornton  
 Notary Public for Oregon  
 5-11-95

Western Bank  
P. O. Box 869  
Coos Bay, OR 97420-0205  
 Grantor's Name and Address  
Oregon Motor Sports Mfg. Inc.  
8333 Hwy. 140 E.  
Klamath Falls, OR 97601  
 Grantee's Name and Address

After recording call to (Name, Address, Zip):  
Oregon Motor Sports Mfg. Inc.  
8333 Hwy. 140 E.  
Klamath Falls, OR 97601

Until corrected otherwise send all tax statements to (Name, Address, Zip):  
Oregon Motor Sports Mfg. Inc.  
8333 Hwy. 140 E.  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USESTATE 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

## DESCRIPTION OF PROPERTY

Parcel 1: All that portion of Lot 70, ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the Southerly line of Sixth Street, at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 358.7 feet and West 17.5 feet to an iron pipe which is the True Point of Beginning; thence West 109.97 feet to an iron pipe; thence South 295.3 feet to an iron pipe; thence on an 11 degree 30' curve to the left a distance of 52.5 feet more or less to an iron pipe; then East a distance of 107.71 feet to an iron pipe; thence North a distance of 347.8 feet to the True Point of Beginning.

An easement and right of way over and across that certain property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as: All that portion of Lot 70 of ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the South line of Sixth Street at its intersection with a North and South line 390.0 feet West of the East line of Lot 70 thence South 706.5 feet; thence West 17.5 feet; thence North along a North and South line 407.5 feet West of the East line of Lot 70 a distance of 718.43 feet to the intersection of said line with the South line of Sixth Street; thence Southeast along said street line 21.2 feet to the Point of Beginning, for the purpose of ingress and egress from that certain parcel of land described above.

Parcel 2: A tract of land situated in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at an iron pin on the Westerly boundary of the New Dalles-California Highway, said point being South 89°49' East 799.0 feet to the Westerly boundary of said highway and South 11°36' East along said boundary 1056.29 feet from the West quarter corner of said Section 7; thence North 11°36' West along the Westerly boundary of said Highway 100 feet; thence South 78°24' West, 27 feet; thence South 11°36' East 13 feet; thence South 78°24' West 73.15 feet; thence South 11°36' East 87 feet to an existing iron monument, which is the most Southerly corner of that parcel of land described in Deed Volume 26, page 322, Deed Records of Klamath County, Oregon; thence North 69°29' West, 26 feet to an iron pin; thence South 11°36' East parallel with said highway 213.8 feet to an iron pin; thence North 78°24' East 122 feet to an iron pin on the Westerly boundary of said Highway; thence North 11°36' West along said boundary 200 feet, more or less to the point of beginning.

Together with a perpetual easement and right of way over the following described strip of land:

Beginning at a point in the Northwest quarter of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is on the Westerly right of way boundary of the presently located Dalles-California Highway, which point of beginning is South 89°49' East 799 feet to the Westerly boundary of said highway, and thence South 11°36' East along said Westerly boundary a distance of 956.29 feet from the one-quarter corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the Northeast corner of that property described in Deed Volume 294 page 426, records of Klamath County, thence South 78°24' West 27 feet; thence North 11°36' West parallel to said Highway 90 feet; thence North 78°24' East 27 feet to the Highway boundary line; thence South 11°36' East along said Highway boundary line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 4th \_\_\_\_\_ day  
of \_\_\_\_\_ March \_\_\_\_\_ A.D., 19 94 at 11:09 o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. \_\_\_\_\_ M94  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 6863

Evelyn Biehn County Clerk  
By Rosanne Mulendore

FEE \$35.00