

84236

07-13-94 11:48 RCVD

QUITCLAIM DEED

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Vol. 94 Page 21621

KNOW ALL MEN BY THESE PRESENTS, That Oregon Motor Sports Manufacturing, Inc.

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Oregon Racing Products, Inc. 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 Attached

This deed is given to vest title in Oregon Racing Products, Inc, formerly known as Oregon Motor Sports Manufacturing, Inc.

(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 part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.630.)

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 11th day of July, 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

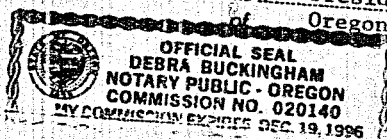
This instrument was acknowledged before me on _____, 19____, ss.

by _____, 19____, at _____, 1994.,

by Walter Clavia

as President

of Oregon Motorsports Manufacturing, Inc.



Debora Buckingham

My commission expires 12-19-96 Notary Public for Oregon

Oregon Motor Sports Manufacturing, Inc.

537 Northern Heights Blvd.
Klamath Falls, OR 97601

Grantor's Name and Address

Oregon Racing Products, Inc.
537 Northern Heights Blvd.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
James R. Uerlings
110 N. 6th St.

Klamath Falls, OR 97601

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

Oregon Racing Products, Inc.
537 Northern Heights Blvd.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.
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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

By _____, Deputy

DESCRIPTION OF PROPERTY

21622

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 109.37 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 1/4 of the SW 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 Dallas-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 160 feet; thence South 78°24' West, 27 feet; thence South 11°36' East 13 feet; thence South 78°24' West 73.15 feet; thence corner of that parcel of land described in Deed Volume 266, 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 Dallas-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.

Sheriff's Case 93-43
Court Case 92-0866CV

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James R. Uerlings
of July A.D., 19 94 at 11:48 o'clock A M., and duly recorded in Vol. M94 day
of Diads on Page 21621

FEE \$35.00

Evelyn Biehn
By Pauline M. Williams County Clerk