

MTC 30117 HF

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| RETURN TO: Andrew C. Brandsness 411 Pine Street Klamath Falls, OR 97601 | TAX STATEMENTS TO: Nimeh I. and Najat I. Daibes 2307 Van Camp Klamath Falls, OR 97601 | CLERK'S STAMP: |
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-BARGAIN AND SALE DEED-

Rod L. Slade, Grantor, conveys to Nimeh I. Daibes and Najat I. Daibes, husband and wife, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

All that portion of the NW¼ SW¼ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North of the Southern Pacific Railway right of way described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street; to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.

The true and actual consideration for this transfer is \$198,550.00.

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 use.

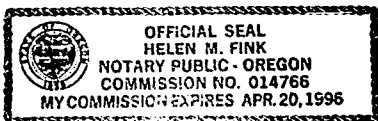
Buyer hereby waives, releases and discharges forever Seller from all present and future claims, demands, suits, legal and administrative proceedings and from all liability for damages, losses, costs, liabilities, fees and expenses, present and future, known and unknown, arising out of or in any way connected with Seller's use, maintenance, ownership or operation of the property, any condition of environmental contamination on the property, and/or the existence of Hazardous Substances in any state on the property, however they came to be placed there.

DATED: October 1, 1995.

Rod L. Slade
Rod L. Slade

STATE OF OREGON)
) ss. October 12, 1995
County of Klamath)

Personally appeared, Rod L. Slade, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Helen M. Fink
Notary Public for Oregon
My Commission expires: 4/20/96

Exhibit "B"

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations, subject to the terms and provisions thereof, in Deeds to the State of Oregon, by and through its State Highway Commission, from Vera C. Powell, formerly Vera C. Thompson, a widow and Joan A. Thompson, a single woman, recorded in Volume 292 page 373, and from Harold M. Rush and Carrie L. Rush, husband and wife, recorded in Volume 292 page 376, Deed Records of Klamath County, Oregon, as follows: "This conveyance is executed and delivered with the understanding that the grantors reserve the right to install, operate and maintain a fuel oil pipeline through a 12 inch conduit to be installed by the Grantee under the Highway roadbed at Highway Engineer's Station 16-68 "L", and extended across the highway right of way. Affects Section 20 Township 38 South Range 9.
3. Right of Way, subject to the terms and provisions thereof, from Vera C. Powell formerly Vera C. Thompson, a widow and Joan A. Thompson, a single woman, and Harold M. Rush and Carrie L. Rush, husband and wife, to The California Oregon Power Company, a California corporation, dated December 1, 1958 recorded December 11, 1958, in Volume 307 page 435, Deed Records of Klamath County, Oregon. Affects Section 20 Township 38 South Range 9.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 27 day
of Oct. A.D., 19 95 at 11:46 o'clock A. M., and duly recorded in Vol. M95
of Deeds on Page 29371.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller