96-01-23P03:41 RCVD

MTC 36839

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

Cascade Pacific Properties, L.L.C.
32910 E. Pearl St.
Coburg, OR 97408

After recording, this Deed shall be delivered to:

Robert S. Lovlien
Attorney at Law
P.O. Box 1151
Bend, OR 97709

The true consideration for this transfer is $245,000.00.

STEVEN GOLD and LYNDA GOLD, husband and wife, Grantors, convey and warrant to CASCADE PACIFIC PROPERTIES, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Property commonly known as Hwy. 97 Chemult bulk loading/ CFN cardlock, Klamath County, Oregon, legally described as follows:

PARCEL 1:

Lots 1 through 11, inclusive, Block 6 of NORTH CHEMULT, according to the official plat thereof on file in the offices of the County Clerk of Klamath County, Oregon.

Bryant Lovlien & Jarvis
ATTORNEYS AT LAW
40 N.W. Greenwood ▪ P.O. Box 1151 ▪ Bend, Oregon 97709-1151 ▪ (541) 382-4331 ▪ Fax (541) 389-3386

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 2, NORTH CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

DATED this 16 day of Jan, 1996.

Steven S. Gold
STEVEN GOLD

Lynda J. Gold
LYNDA GOLD

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 17 day of January 1996, by Steven Gold and Lynda Gold.

OFFICIAL SEAL
LINDA SINCLAIR
NOTARY PUBLIC-OREGON
COMMISSION NO. 020772
MY COMMISSION EXPIRES DEC. 21, 1996

Lynda Sinclair
Notary Public for Oregon
My Commission Expires: 12/21/96

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co the 23rd day of Jan A.D., 19 96 at 3:41 o'clock P M., and duly recorded in Vol. M96, of Deeds on Page 1989.

Bernetta G. Letsch, County Clerk

FEE $35.00

By Lynette Filetag