

NA 17305 QUITCLAIM DEED Vol. m96 Page 12442
KNOW ALL MEN BY THESE PRESENTS, That SUPPLY ONE, INC., a Nevada Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto STEINER KLAMATH INVESTORS, INC., a Nevada Corporation, 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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN. . . .

THE PURPOSE OF THIS QUITCLAIM DEED IS TO TERMINATE AND RELEASE ANY AND ALL INTEREST AND EFFECT OF THAT CERTAIN UNRECORDED LEASE DATED MAY 1, 1995, BETWEEN SUPPLY ONE, INC., a Nevada Corporation, AS LESSEE, AND STEINER KLAMATH INVESTORS, INC., a Nevada Corporation, AS LESSOR, IN AND TO THE REAL PROPERTY LEGALLY DESCRIBED ABOVE. SAID LEASE, IF NOT PREVIOUSLY TERMINATED, IS HEREBY TERMINATED AS OF THE DATE OF THIS DOCUMENT.

THIS QUITCLAIM AND THE PURPOSE OF SAME, AS SET OUT HEREINABOVE, IS HEREBY ACKNOWLEDGED AND APPROVED.

STEINER KLAMATH INVESTORS, INC., a Nevada Corporation

By: [Signature] Sec

By: [Signature] Pres

(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 \$.as stated above

ⓐ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 ORS 93.030.)

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 26th day of April, 1996; 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.

SUPPLY ONE, INC., a Nevada corporation

By: [Signature] Sec

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.

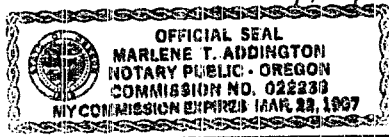
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on April 26 , 1996 ,

by Nicholas A. Pacino

as of Supply One, Inc.



[Signature] Notary Public for Oregon
My commission expires 3-22-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip):
STEINER KLAMATH INVESTORS, INC.
2380 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE 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

PARCEL 1:

All that portion of Lot 70, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Southerly line of South Sixth Street as the same is presently located and constructed, at its intersection with a North-South line parallel with and 390 feet West of the East line of said Lot 70; thence South along said line a distance of 694.42 feet, more or less, to a point 17.5 feet East of the Southeast corner of tract of land conveyed by Marshall E. Cornett et ux., to Signal Oil Company by Deed recorded August 28, 1946 in Volume 194 at Page 435, Deed Records of Klamath County, Oregon, said point being the true point of beginning of this description; thence continuing South on said North-South line a distance of 280.7 feet, more or less, to the Northerly right of way line of the O.C. & E. Railroad; thence North 66 degrees 51' 15" West along said right of way line a distance of 156.65 feet to the Southwest corner of tract conveyed by Klamath Pine Lumber Co. to Marshall E. Cornett, et ux., by Deed recorded August 24, 1937, in Volume 111, Page 399, Deed Records of Klamath County, Oregon; thence North along West line of last described tract, a distance of 275 feet, more or less, to a point of intersection with the Westerly right of way line of Spur tract described as Parcel 2 in Deed to Richfield Oil Corporation, recorded June 24, 1941 in Volume 139 at Page 63, Deed Records of Klamath County, Oregon; thence Southeasterly along a 11 degree 30' curve to the left a distance of 52.5 feet, more or less, to its intersection with the South line, extended Westerly, of aforementioned tract conveyed to Signal Oil Company by Deed recorded in Volume 194 at Page 435; thence East along the South line and South line extended of last mentioned Parcel a distance of 139.6 feet, more or less, to the point of beginning.

LESS AND EXCEPTING a 17 foot strip deeded to Richfield Oil Company for a spur tract by Deed recorded in Volume 139 at Page 63, Deed Records of Klamath County, Oregon.

ALSO all that portion of Lot 70, ENTERPRISE TRACTS, in the County of Klamath, State of 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.

LESS AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission by Warranty Deed recorded March 28, 1942 in Volume 146 at Page 260, Deed Records of Klamath County, Oregon

PARCEL 2:

All that portion of Tracts 69 and 70, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

A strip of land 390 feet wide, East and West, bounded on the North by the Dallas-California Highway, on the South by the Northerly line of Oregon, California and Eastern Railway, on the East by the East line of Tracts 69 and 70 of Enterprise Tracts, and on the West by a line drawn parallel to and distant 390 feet West from the East boundary above described.

LESS AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission by Warranty Deed recorded August 7, 1943 in Volume 157 at Page 360, Deed Records of Klamath County, Oregon.

12443-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 1st day
of May A.D., 19 96 at 3:59 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 12442

Bernetha G. Letsch, County Clerk

FEES 40.00

By C. J. S. S. S.