

21511

MTC35944HF

WARRANTY DEED

Vol. 1496 Page 21288

B AND B BROADCASTING, INC., a Delaware corporation, who acquired title as B&B BROADCASTING, INC.,

Grantor(s) hereby grant, bargain, sell and convey to:

TRUSTEES OF THE KNOLL FAMILY TRUST, DATED JANUARY 22, 1992,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

**As additional consideration for the execution of this deed, the Grantee herein acknowledges that the Grantor maintains a radio broadcasting facility upon Grantor's remaining adjoining property. The Grantee and grantee's successors in interest, covenant that they accept said use of the adjoining property and will make no complaint to any governmental authority or bring any legal proceeding against the Grantor or Grantor's successors in interest. This covenant shall run with the land and be of benefit to Grantor's adjoining real property. In the event Grantee or Grantee's successor in interest should make such complaint or bring such a proceeding, the Grantor or Grantors successors in interest may apply to a court of competent jurisdiction for injunctive relief.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 8,180.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6849 MAIN STREET, LUDLOW, CA 92338

Dated this 20th day of JUNE, 1996.

B AND B BROADCASTING, INC.

BY: George Broadbin

GEORGE BROADBIN

SECRETARY

STATE OF Washington, County of Yakima) ss.

This instrument was acknowledged before me on June 20, 1996

by George Broadbin

as Secretary

of B and B Broadcasting, Inc. a Delaware corporation

Patti Siron
Notary Public of Washington

My commission expires 10-13-98

ESCROW NO. MT35944-HF

Return to:

THE KNOLL FAMILY TRUST
6849 MAIN STREET
LUDLOW, CA 92338

PATTI SIRON
STATE OF WASHINGTON
NOTARY---PUBLIC
MY COMMISSION EXPIRES 10-13-98

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 NW1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of the said SE1/4 NW1/4, from which the center 1/4 corner of said Section 21 bears S 00 degrees 02' 26" East, 289.21 feet; thence North 00 degrees 02' 26" West, along said East line, 421.39 feet; thence South 70 degrees 18' 03" West, 413.16 feet; thence South 67 degrees 38' 11" West, 251.68 feet; thence South 60 degrees 02' 36" West, 365.55 feet; thence South 89 degrees 45' 58" East, 938.76 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 17th day
of July A.D., 19 96 at 11:55 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 21288.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
