

22487

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Aspen Title #03044090

AFTER RECORDING RETURN TO:

Paul H. Tremaine
Barbara A. Tremaine
606 S. 6th
Klamath Falls, OR 97601

UNTIL FURTHER NOTICE TAX
STATEMENTS SHALL BE SENT TO:
Paul H. Tremaine
Barbara A. Tremaine
606 S. 6th
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

POWER TRANSMISSION PRODUCTS, INC., an Oregon corporation, who acquired title as GENERAL BEARING CO., a corporation, dba CASCADE INDUSTRIAL SUPPLY, Grantor, conveys and specially warrants to PAUL H. TREMAINE and BARBARA A. TREMAINE, husband and wife, jointly, as to an undivided 85% interest; to GREGORY S. GLASSOW, an individual, as to an undivided 5% interest; to MARK BEDDOE, an individual, as to an undivided 5% interest; and, to RON BOWERS, an individual, as to an undivided 5% interest, all jointly referred to herein as Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

PT
MB
T.P.
65.6
Lots 21A, 21B, 21C, 22A, 22B, 23A, 23B and
24B, Block 7, RAILROAD ADDITION TO THE CITY
OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

CODE 1 MAP 3809-33BC TL 2200

This conveyance is made by Grantor and accepted by
Grantee subject to the following exception to title:

Conditions, Restrictions, Easements and
Assessments, as shown on the recorded plat of
Railroad Addition to the City of Klamath
Falls.

The true consideration for this conveyance is
\$230,000.00.

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 USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Executed this 23 day of July, 1996.

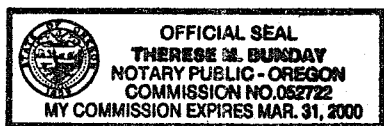
GRANTOR:

POWER TRANSMISSION PRODUCTS, INC.,
an Oregon corporation, who acquired
title as GENERAL BEARING CO., a
corporation, dba CASCADE INDUSTRIAL
SUPPLY

By: Ronald M Karb
Name: RONALD M KARB
Its: Vice President

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me this 23rd
day of July, 1996, by Ronald M Karb, as
Vice President of POWER TRANSMISSION PRODUCTS, INC., an
Oregon corporation, dba CASCADE INDUSTRIAL SUPPLY on behalf of
the corporation.



Therese M Bunday
NOTARY PUBLIC FOR OREGON
My Commission Expires: March 31, 2000

2 - STATUTORY SPECIAL WARRANTY DEED -- POWER TRANSMISSION
PRODUCTS, INC. TO PAUL H. TREMAINE and BARBARA A. TREMAINE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of August A.D., 19 96 at 3:46 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 23487.

FEE \$35.00

Bernetha G Letsch, County Clerk,

By Cheryl J. Russell