



K-50386

Grantor's Name and Address:

United Grocers, Inc.
6433 SE Lake Rd.
Portland, OR 97269

Grantee's Name and Address:

Robert L. Komlofske
1535 E. 3rd Street
Prineville, Oregon 97754

After recording return to:

Robert L. Komlofske
1535 E. 3rd Street
Prineville, OR 97754

Until a change is requested all tax statements shall be sent to the following address:

Robert L. Komlofske
1535 E. 3rd Street
Prineville, OR 97754

97 JUN 27 P3:20

Form No. 762 - Special Warranty Deed

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That United Grocers, Inc., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert L. Komlofske, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:-

Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all person claiming by, through, or under the grantor. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 850,000.00. as paid to an accommodator pursuant to an IRC 1031 exchange.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereto apply equally to corporations and to individuals,

In Witness Whereof, the grantor has executed this instrument this 25th day of June, 1997. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

20111

United Grocers, Inc.

BY: Charles E. Carlborn

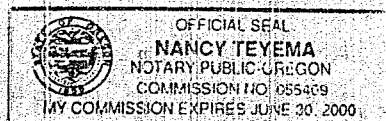
Charles E. Carlborn, Acting President, Chief
Executive Officer

STATE OF OREGON

County of Clackamas

}
} SS:

This instrument was acknowledged before me on June , 1997, by Charles E. Carlborn, as Acting President, Chief Executive Officer of United Grocers, Inc. a corporation, on behalf of the corporation.



Nancy Teyema

Notary Public for
Oregon

My Commission Expires 6/30/2000

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the westerly portion of Lot 4, Block 6, Tract 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E., along the West line of said Lot 4, 430.00 feet to the Northwest corner of said Lot 4; thence S 89°55'10" E., along the North line of said Lot 4, 211.18 feet; thence S 00°09'45" W 430.00 feet to the South line of said Lot 4; thence N 89°55'10" W 210.57 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 27th day
of June A.D. 19 97 at 3:20 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 20110.

FEE \$40.00

Ely Bernetha G. Letsch, County Clerk
Kestler Roas