

55852 QUITCLAIM DEED Vol. 1198 Page 11134  
KNOW ALL MEN BY THESE PRESENTS, That DAVID A. SMITH and GARY EPPERSON

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto LONGHORN RESTAURANT AND SALOON, INC., an Oregon 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 Exhibit "A", attached hereto and by this reference incorporated herein.

(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 \$ TO CLEAR TITLE

~~OF THE PROPERTY, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for the property described in this deed. (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 13 day of Nov., 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.

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.

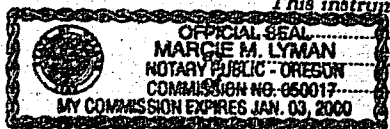
DAVID A. SMITH

GARY EPPERSON

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Nov. 13, 1996, by DAVID A. SMITH and GARY EPPERSON

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,



Marcie M. Lyman  
Notary Public for Oregon  
My commission expires Jan 3, 2000

DAVID A. SMITH/GARY EPPERSON  
P. O. Box 157  
Bonanza, OR 97623

Grantor's Name and Address

LONGHORN RESTAURANT & SALOON  
28585 Hwy. 70  
Bonanza, OR 97623

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
LONGHORN RESTAURANT & SALOON  
28585 Hwy. 70  
Bonanza, OR 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):  
LONGHORN RESTAURANT & SALOON  
28585 Hwy. 70  
Bonanza, OR 97623

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

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.

By \_\_\_\_\_, Deputy

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**PARCEL 1:**

The West 25 feet of the following described property, in the County of Klamath, State of Oregon:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at Page 253, Deed Records; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

**PARCEL 2:**

That part of Block 12, FIRST ADDITION TO BONANZA, in the County of Klamath, State of Oregon, described as follows:

Commencing at a point in the Southeasterly line of Block 12 of First Addition to Bonanza, which point is in the intersection of the Southeasterly line of said Block 12 with the centerline of the Southerly wall of the building located on the premises herein described and which said point is North 33 3/4" East 58 feet 6 1/2 inches, more or less, from the Southeast corner of said Block 12; thence continuing North 33 3/4" East along the said Southeasterly line of said Block 12, 31 feet 6 1/4 inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet 4 1/2 inches; thence East to the place of beginning.

**PARCEL 3:**

Beginning at the Northeast corner of Block 12 of the FIRST ADDITION TO THE TOWN OF BONANZA, OREGON; thence West 170 feet; thence Southerly 75 feet; thence Easterly 120 feet; thence Northeasterly 90 feet to beginning, being the N 1/2 of Block 12, LESS the Westerly 80 feet described in Book 33 at Page 316, Deed Records, LESS description in Book 42 at Page 539, Deed Records, in the County of Klamath, State of Oregon.

**PARCEL 4:**

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO TOWN OF BONANZA and running thence West along the South line of said block a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at Page 253, Deed Records; thence East along the South line of said Bray parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less to the point of beginning.

EXCEPTING THEREFROM the West 25 feet of the hereinabove described property measured parallel to the Westerly boundary.

CODE 11 MAP 3911-10CA TL 5500  
CODE 11 MAP 3911-10CA TL 5600  
CODE 11 MAP 3911-10CA TL 5800

11136

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Trust Deed dated January 19, 1990, and recorded January 22, 1990, in Volume M90, at Page 1505, between Stanley Petersen and Janet Petersen, as Grantors, Aspen Title Escrow, Inc., as Trustee, and Stanley A. Scrivner dba Country Boy's Cafe and Lounge, as Beneficiary, securing the original amount of \$150,000.00.

2. City liens, if any, of the City of Bonanza.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.

4. Agreement, including the terms and provisions thereof:

Regarding : Party Wall Agreement  
Recorded : March 16, 1944  
Book : 163  
Page : 251  
Affecting : The North line of herein described property

5. Agreement, including the terms and provisions thereof:

Regarding : Agreement as to use of real property  
Between : F. W. Bold & Son  
And : J. L. Sparretorn  
Recorded : July 7, 1930  
Book : 91  
Page : 443

6. Easement, including the terms and provisions thereof:

For : Ingress and Egress  
Recorded : August 31, 1987  
Book : M-87  
Page : 15774  
Fee No. : 78735

EXHIBIT "A" - Page 2 of 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 6th day  
of April A.D., 19 98 at 3:01 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 11134

FEE \$40.00  
2.00 copies

By Bernetha G. Leisch, County Clerk  
Kathleen Ross