

57028

'98 APR 27 AIO:51

Vol. M98 Page 13740

ASDEN 47363

RETURN TO: South Valley Bank & Trust P. O. Box 5210 Klamath Falls, Oregon 97601	CLERK'S STAMP:
--	----------------

-QUITCLAIM DEED-

South Valley Bank & Trust, formerly South Valley State Bank, Grantor, releases and quitclaims to, K-Falls Distributing, a Co-Partnership, consisting of Eugene D. Rosterolla, Jerry D. Rosterolla and Yolanda Rosterolla, Grantee, all right, title and interest in and to the following described real property:

Lots 13, 14, and 15 in Block 4 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon together with vacated Maryland Avenue (formerly Tappan Avenue) which adjoins Lots 13, 14, and 15 on the South Side.

The true and actual consideration for this conveyance is the release of the following instruments recorded in Records of the Clerk of Klamath County, Oregon: (1) Buyer's Security Assignment of Land Sale Contract, recorded in Book M-86 at page 12091; (2) Buyer's Security Assignment of Land Sale Contract, recorded in Book M-86 at page 12094; (3) Assignment and Mortgage, recorded in Book M-92 at page 23363; (4) Assignment and Mortgage, recorded in Book M-93 at page 13283, as modified in Book M-94 at page 36445; and (5) Assignment and Mortgage, recorded in Book M-94 at page 7035.

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.

DATED this 11 day of March, 1998.

South Valley Bank & Trust

By: John F. Doty

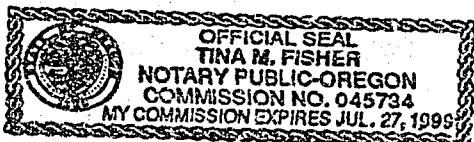
Vice President

STATE OF OREGON)

County of Klamath)

) ss. 11th March 1998

Personally appeared John F. Doty who, being duly sworn, stated he is Vice President of South Valley Bank & Trust and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Tina M. Fisher
 Notary Public for Oregon
 My Commission expires: 7-27-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day of April A.D., 1998 at 10:51 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 13740.

FEE \$30.00

By Bernetha G. Leisch County Clerk