

98 DEC -4 P3:23

MTC 1998-46796-KC

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that SURROZ VOLKSWAGON, INC., an Oregon Dissolved Corporation, herein called grantor, for the consideration herein stated, does hereby grant, quitclaim and convey unto FRANK V. SURROZ, JR., herein 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:

A parcel of land situated in the NW1/4NW1/4 of Section 10, Township 39 South, Range 9, E.W.M., Klamath County, Oregon, being more described as follows:

Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the Section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00 Degrees 02'42" West, 594.75 feet and North 89 Degrees 06'00" West 64.11 feet; thence South 89 Degrees 33'43" East, 297.15 feet to the true point of beginning; thence North 00 Degrees 09'42" West 115 feet; thence North 89 Degrees 33'43" West, 297.15 feet to the Easterly right of way line of Washburn Way; thence along said Easterly right of way line of Washburn Way North 00 Degrees 02'42" West, 25 feet; thence South 89 Degrees 33'43" East 322.15 feet; thence South 00 Degrees 09'42" East 140 feet; thence North 89 Degrees 33' 43" West 25 feet to the point of beginning, with bearings based on the recorded map of Survey of Major Land Partition 79-37.

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.

To have and to Hold the same unto the said 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.

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

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

In Witness Whereof, the grantor has executed this instrument this _____ day of December, 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Surroz Volkswagon, Inc.

By- Frank V. Surroz, Jr.
Frank V. Surroz, Jr.

By- _____

STATE OF California County of Tulare
acknowledged before me on December 2, 1998

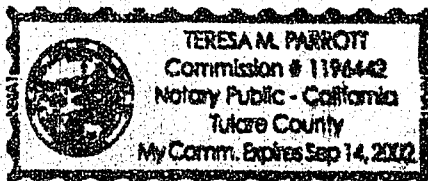
Frank V. Surroz, Jr. as President by _____ of Surroz Volkswagon Inc., a Dissolved Oregon Corporation as their voluntary act and deed.

Teresa M. Parrott, Notary Public
Notary Public for California

My commission expires 9-14-2002

AFTER RECORDING RETURN and TAXES:

Frank V. Surroz, Jr.
P.O. Box 89
Visalia, California 93279



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of December A.D., 1998 at 3:23 o'clock P. M. and duly recorded in Vol. M98
of Deeds on Page 44454

FEE \$35.00 By Bernetha G. Letsch, County Clerk
Kathleen Reed

