

MTC 48568-MS
WARRANTY DEEDVol M99 Page 31122

ACE TOWING, INC., an Oregon Corporation,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROBERT W. FRANCE, AN UNMARRIED MAN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TAX ACCOUNT NO.: 3607-A0900-01900-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is 75,276.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 865 CONGER STREET, STE #12, EUGENE, OR 97402-2747

Dated this 30th day of July, 1999.

ACE TOWING, INC.

BY: Rod Pfeiffer, President

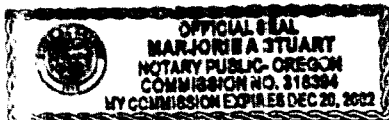
ROD PFEIFFER, PRESIDENT

BY: Melvin Haas, Secretary

MELVIN HAAS, SECRETARY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 30, 1999 by ROD PFEIFFER AS PRESIDENT AND MELVIN HAAS AS SECRETARY OF ACE TOWING, INC., AN OREGON CORPORATION.



Margaret A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT48568-MS

Return to:

ROBERT W. FRANCE
865 CONGER STREET, STE #12
EUGENE, OR 97402-2747

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 26, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South a distance of 644 feet and West a distance of 201 feet from the Northeast corner of said Government Lot 26, said beginning point being on the North boundary of a farm access lane; thence North a distance of 150 feet to an iron pin; thence West a distance of 203.5 feet to an iron pin on the Easterly boundary of the County Road; thence South 25 degrees 55' East along the Easterly boundary of the County Road a distance of 168 feet to an iron pin on the North boundary of a farm access lane; thence North 89 degrees 31' East along the North boundary of a farm access lane a distance of 130 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 8/03/99, at 3:44 p. m.
In Vol. M99 Page 31122
Linda Smith,
County Clerk Fee \$ 35 KK