

Karen Haraldson
Highway 97 2nd Street
Chemult, OR 97731
 Grantor's Name and Address

Roger G. Sutton
HC 30 Box 80
Chemult, OR 97731
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Aspell, Della-Rose & Richard
122 S. 5th Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Roger G. Sutton
HC 30 Box 80
Chemult, OR 97731

STATE OR OREGON,
 County of _____
 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. _____
 _____, Records of Deed of said
 County.

Witness my hand and seal of
 County affixed.

Name _____ Title _____

By _____, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Karen Haraldson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _____

Roger D. Sutton

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

Klamath County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Trust Deed dated April 26, 1999, recorded April 30, 1999 in Volume M99 page 16433, records of Klamath County, Oregon
Grantor: Richard VanDonk and Karen VanDonk, husband and wife; Trustee: Josephine-Crater Title, Companies, Inc. an Oregon Corporation; Beneficiary: Ron H. Miller and Jackie L. Miller, Trustees of the Miller Family Trust dated July 25, 1989 in which grantee shall assume and pay and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,793.38. 1 However, the actual consideration consists of or includes other property or value given or promised which is _____ part of the X the whole (indicate which) consideration. 1 (the sentence between the symbols 1, if not applicable, should be deleted, See ORS 93.0300.)

In constructing 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 28 day of January, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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

Karen Haraldson
Karen Haraldson

STATE OF OREGON, County of Klamath ss.
 This instrument was acknowledged before me on 28th January, 2000
 by Karen Haraldson
 This instrument was acknowledged before me on _____, 2000,
 by _____
 as _____
 of _____



Jessica L. Johnston
 Notary Public for Oregon
 My commission expires 08/26/03

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EXHIBIT 'A'

Gas Station Property

The following described real property situate in Klamath County, Oregon:

Lot 1 in Block 7 Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and also beginning at the Southeast corner of Lot 1 Block 7, Chemult; thence South 70°41' West 150 feet; thence North 19°20' West 52.6 feet, more or less, to the Southwest corner of said Lot 1, thence East along the Southerly line of said Lot 1, 159 feet to the point of beginning, being a portion of the SW¼ of the SW¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

Beginning at an axle on the Westerly right of the way line of the Dalles-California Highway which marks the Southeast corner of Lot 1 Block 7 of Chemult, Oregon, and running thence South 19°14' East along the Westerly right of way line of the Dalles California Highway a distance of 50 feet to an iron pin; thence South 70°36' West a distance of 150 feet to a point; thence North 19°24' West a distance of 50 feet to an iron pin; thence North 70°36' East a distance of 150 feet, more or less, to the point of beginning, in the SW¼ of the SW¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

State of Oregon, County of Klamath

Recorded 2/07/00, at 8:38 a.m.

In Vol. M00 Page 3833

Linda Smith,

County Clerk

Fee \$ 26.00