

RECORDING REQUESTED BY:

Jackson County Title
502 West Main Street
Medford, Oregon 97501

AFTER RECORDING MAIL TO:

Robert D. Nelson, LLC
4404 South 6th Street
Klamath Falls, Oregon 97603

200 FEB 16 AM 11:28

MTC 49485

The space above is reserved for the Recorder's use only.

JACKSON COUNTY TITLE, TITLE ORDER NO.: 89873

CHICAGO TITLE COMPANY, ESCROW NO.: 91000540X03

REAL PROPERTY ACCOUNT NO.: 3909-003DA-00200, Key No. 528370 and

REAL PROPERTY ACCOUNT NO.: 3909-003DA-0100, Key No. 5283361

STATUTORY BARGAIN AND SALE DEED

THE GRANTOR, UNION OIL COMPANY OF CALIFORNIA, a California corporation, dba **UNOCAL**, bargains, sells and conveys to **ROBERT D. NELSON, LLC**, an Oregon Limited Liability Company, the following described real property in the City of Klamath Falls, County of Klamath Falls, State of Oregon to wit:

PER ATTACHED EXHIBIT "A" WHICH HEREBY BECOMES A PART HEREOF

together with all tenements, hereditaments and appurtenances thereto belonging.

SUBJECT TO use restrictions, conditions, covenants, restrictions, reservations, liens, encumbrances, exceptions, rights of way, easements and other matters of record, including that certain Agreement and Declaration of Covenants, Conditions, Restrictions, Waiver and Release entered into by and between Grantor and Grantee and recorded contemporaneously herewith

The true and actual consideration paid for this transfer, stated in terms of dollars is \$180,000.

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.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 10TH day of February, 2000.

UNION OIL COMPANY OF CALIFORNIA,
a California corporation,
dba UNOCAL

By Luis N. Weiss

General Manager

Asset Management Group

Attest: Jane A. Neal

ASSISTANT SECRETARY

Property No.: 2963
4078 S. Sixth Street
Klamath Falls, Oregon

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

Beginning at an iron axle with lies on the southerly right of way line of the Dalles-California Highway, 40.0 feet southerly at right angles from the center line thereof and on the westerly right of way line of Summers Lane 30.0 feet westerly at right angles from the section line, and which lies South 89° 51' West a distance of 30.0 feet along the East-West Quarter line and South 1° 14' East a distance of 42.03 feet from the brass plug in the pavement which marks the quarter corner common to Sections 2 and 3 Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence: Continuing South 1° 14' East parallel to the center line of Summers Lane, which is the section line and 30.0 feet westerly at right angles therefrom a distance of 150.0 feet to an iron pin; thence South 89° 14' West parallel to the southerly right of way line of the Dalles-California Highway, a distance of 100.0 feet, more or less, to the southeast corner of that certain parcel of land described in deed from W.W. Southwell et us, to Arthur L. Brooks, et al, recorded May 5, 1951, in Volume 247, Page 84 of the Deed Records of Klamath County, Oregon; thence North 1° 14' West parallel to the section line and along the easterly line of said parcel described in Volume 247, Page 84, said Deed Records, a distance of 150.0 feet to an iron pin which lies on the southerly right of way line of the Dalles-California Highway, 40.0 feet southerly at right angles from the center line thereof; thence North 89° 14' East along the southerly right of way line of the Dalles-California Highway a distance 100.0 feet, more or less, to the point of beginning, said tract being a portion of the northeast quarter of the southeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon; saving and excepting therefrom that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded June 28, 1946, in Volume 191, Page 2295, said Deed Records.

PARCEL 2:

Beginning at a point which lies South 1° 14' East along the east section line of Section 3, a distance of 191.71 feet and South 89° 14' West a distance of 130.0 feet from the quarter section common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon; thence North 1° 14' West parallel to the East line of Section 3 a distance of 137.0 feet to a point on the southerly right of way line of the Klamath Falls-Merrill Highway; thence South 89° 14' West along the southerly right of way line of said Klamath Falls- Merrill Highway a distance of 50.0 feet to an iron pin; thence South 1° 14' East parallel to the east line of Section 3 a distance of 137.0 feet to an iron pin; thence North 89° 14' East a distance of 50.0 feet, more or less, to the point of beginning, being a portion of the northeast quarter of the southeast quarter of Section, Township 39 South, Range 9 East of the Willamette in Klamath County, Oregon .

State of Oregon, County of Klamath

Recorded 2/16/00, at 11:28 a. m.

In Vol. M00 Page 4911

Linda Smith,

County Clerk Fee\$ 31⁰⁰