

After Recording**Return to:****JoAnn C. Butler****Moffatt Thomas****P.O. Box 829****Boise, ID 83701****Until a Change Is Requested,****All Tax Statements Shall Be****Sent to the Following****Address:****Wal-Mart Real Estate****Business Trust****Dept. 8013****Re: Store #1772****702 S.W. 8th Street****Bentonville, AR 72716**

FOR RECORDING INFORMATION

WARRANTY DEED

The true and actual consideration paid for this transfer is other than money, the receipt and sufficiency of which is hereby acknowledged, **WAL-MART STORES, INC.**, a Delaware corporation (the "Grantor"), hereby grants, warrants, bargains, sells, transfers, conveys and assigns to **WAL-MART REAL ESTATE BUSINESS TRUST** (the "Grantee"), whose mailing address is Dept. 8013, Re: Store #1772, 702 S.W. 8th Street, Bentonville, AR 72716, all of Grantor's right, title and interest in and to the real property located in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all rents, remainders and reversions, and all appurtenances and hereditaments, issues and profits, easements, mineral rights, water rights and all other permits, licenses and rights thereunto appertaining, and subject to such rights, easements, covenants, restrictions, and zoning regulations as appear of record or by use upon the Premises.

Grantor, for itself, its representatives, successors, and assigns, does hereby covenant and warrant that Grantor is the owner in fee simple of the Premises and that the Premises are free from all encumbrances except taxes, levies, and assessments not yet due and owing, and except U.S. Patent reservations and easements of record.

The Grantor covenants and warrants that Grantor shall defend the quiet and peaceable possession of the Premises by Grantee, its representatives, successors and assigns, forever against all claims whatsoever.

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, Grantor has caused this Warranty Deed to be executed and delivered this 31st day of October, 1996.

GRANTOR:

WAL-MART STORES, INC., a Delaware corporation

By 
Kim Saylor, a Director of Wal-Mart Realty,
a division of Wal-Mart Stores, Inc.

By 
Michael W. Kersting, Assistant Secretary

EXHIBIT A
Store # 1772, Klamoth Falls, OR

A TRACT OF LAND SITUATED IN LOTS 1, 2, AND 3, BLOCK 1, OF "TRACT 1080 - WASHBURN PARK", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND THE SE1/4 NE1/4 OF SECTION 9, T39S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°02'00"E, ALONG THE EAST LINE OF SAID LOT 2, 60.00 FEET; THENCE S89°58'00"W 209.00 FEET; THENCE S00°02'00"E 209.00 FEET; THENCE N89°58'00"E 181.66 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG THE BOUNDARIES OF SAID LOTS 2 AND 1, ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS N68°55'22"W 532.96 FEET AND CENTRAL ANGLE EQUALS 49°28'52") 460.27 FEET, ALONG THE ARC OF A SPIRAL CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S84°01'29"W 384.34 FEET) 386.00, N89°26'30"W 40.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, AND N89°26'30"W 359.98± FEET TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 1 BEARS N89°26'30"W 260.00 FEET; THENCE N00°07'15"W, PARALLEL TO THE WEST LINE OF SAID LOT 1, 619.18 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE CONTINUING N00°07'15"W 32.00 FEET; THENCE S89°25'35"E 359.98 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N89°58'00"E 771.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S00°02'00"E 32.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.519 ACRES, MORE OR LESS, AND WITH BEARINGS BASED ON SAID "TRACT 1080 -- WASHBURN PARK".

State of Oregon, County of Klamath
Recorded 04/20/00, at 8:54 a. m.
In Vol. M00 Page 1311
Linda Smith,
County Clerk Fee \$ 36⁰⁰