

When recorded, return to:
 Bernard M. Weiner
 Can Am Retail Partners-Klamath Falls, LLC
 2525 East Camelback Road - Suite 770
 Phoenix, AZ 85016

2000 MAY -2 PM 2: 25

Mail Tax Statements to:

MTC 44339

8306076-M19

44339-PH

SPECIAL WARRANTY DEED

Special Warranty Deed made this 2 day of ^{May}~~March~~, 2000, between **Albertson's, Inc.**, a Delaware corporation ("Grantor"), and **Can Am Retail Partners-Klamath Falls, LLC**, an Oregon limited liability company, whose address is 2525 Camelback Road, Suite 770, Phoenix, Arizona 85016 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its successors and assigns forever, all the real estate described on **Schedule I** attached hereto which is situated in the County of Klamath, State of Oregon.

Reserving unto Grantor any and all rights and easements of record which benefit any of Grantor's other property.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

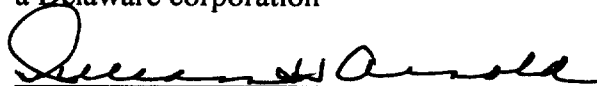
Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to the Declaration of Restrictions, Grant of Easements and Common Area Maintenance Agreement

31.00
m

between Grantor and Grantee and any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

GRANTOR:

Albertson's, Inc.,
a Delaware corporation



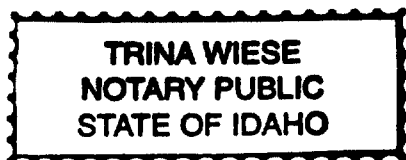
By: William H. Arnold *mm/rum*
Its: Vice President, Real Estate Law

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STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 4th day of ~~March~~ ^{April}, 2000, before me, the undersigned, a Notary Public in and for said state, personally appeared William H. Arnold, known or identified to me to be the Vice President, Real Estate Law, of Albertson's, Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





NOTARY PUBLIC for Idaho
Residing at Boise, Idaho
My commission expires: 1/28/04

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 15-99 being Parcel 2 of Land Partition 24-98 situated in Lots 1 through 8 of Block 1 and Lots 1, 2, 3, 8 and 9 of Block 2 of BAILEY TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/02/00, at 2:25 p.m.
In Vol. M00 Page 15744
Linda Smith,
County Clerk Fee \$ 31⁰⁰