



2000 AUG 17 PM 3:13

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Exchange Holding Corporation

809 Coombs Street

Napa, CA 94559

Until a change is requested all tax statements
shall be sent to the following address:

Exchange Holding Corporation

809 Coombs Street

Napa, CA 94559

Escrow No. K55859B

Title No. K55859B

STATUTORY SPECIAL WARRANTY DEED

Can Am Retail Partners-Klamath Falls, L.L.C., an Oregon Limited Liability Company, an estate in fee simple, Grantor, conveys and specially warrants to William J. Buckner and Jody A. Buckner as husband and wife, as to an undivided 70% interest and Burl Warren Landes, an unmarried man as to an undivided 30% interest, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Parcel 2 of Land Partition 15-99 being Parcel 2 of Land Partition 24-9 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 NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 consideration for this conveyance is \$1,432,000.00

Dated this 15 day of August, 2000.

Can Am Retail Partners-Klamath Falls, L.L.C.,
an Oregon Limited Liability Company

By:

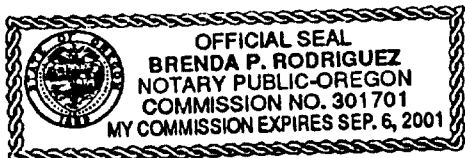
Bernard Weiner, Partner

William Buckner, Partner

K26-

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this ____ day of August, 2000
by Bernard Weiner as Partner on behalf of Can Am Retail Partners/Klamath Falls, L.L.C. and
William J. Buckner as Partner on behalf of Can Am Retail Partners/Klamath Falls, L.L.C.



Brenda P. Rodriguez
Notary Public for Oregon
9-6-01
My commission expires: _____

State of Oregon, County of Klamath
Recorded 08/17/00, at 3:13p. m.
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Linda Smith,
County Clerk Fee \$ 26.⁰⁰