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K57392

WHEN RECORDED RETURN TO:

Vol M01 Page 59167

Charles L. Magee
Tesoro West Coast Company
3450 South 344th Way, Ste. 100
Auburn, WA 98001-5931

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

3450 South 344th Way, Ste. 100
Auburn, WA 98001-5931

State of Oregon, County of Klamath
Recorded 11/19/01 1:10 P. m.
In Vol. M01, Page 59167
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 6

STATUTORY WARRANTY DEED

GULL INDUSTRIES, INC., a Washington corporation, Grantor, conveys and warrants to TESORO WEST COAST COMPANY, a Delaware corporation, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth in this instrument situated in the County of Klamath, State of Oregon, and legally described in Exhibit "A" attached hereto and by this reference, incorporated herein, subject to those Permitted Exceptions specified in Exhibit "B" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$ 941,503.00.

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.

Dated this 2nd day of November, 2001.

GRANTOR:

GULL INDUSTRIES, INC., a
Washington corporation

By: Douglas True
Name: Douglas True
Title: President

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STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Douglas True
is the person who appeared before me, and said person acknowledged that he/she signed
this instrument, on oath stated that he/she was authorized to execute the instrument and
acknowledged it as the President of GULL INDUSTRIES, INC., a
Washington corporation to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

Dated: November 2, 2001

Theresa Lawrence
NOTARY PUBLIC in and for the State of
Washington, residing at: Seattle
My appointment expires: 5/9/04.

(Seal or stamp)

Unofficial Copy

EXHIBIT "A"**Legal Description**

Site 413: 2566 South Sixth Street, Klamath County, Klamath Falls, OR 97601

The following described parcels of real property situate in the City of Klamath Falls, Oregon; being portions of Tract 805, Enterprise Tracts:

PARCEL ONE:

A tract or parcel of land lying at the intersection of Washburn Way and South Sixth Street, more particularly described as follows: Beginning at the Southwest corner of the intersection of South Sixth Street and Washburn Way, running thence along the Southerly line of South Sixth Street in a Westerly direction 75 feet along South Sixth Street to a point; thence Southerly at right angles to South Sixth Street 135 feet to a point; thence Easterly and parallel to South Sixth Street to the Westerly right of way line of Washburn Way as the same is now located; thence Northerly along the Westerly right of way line of Washburn Way to the place of beginning.

PARCEL TWO:

Beginning at a point on the Westerly right of way line of Washburn Way, which point is 30 feet West of the line between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian, which point is the Southeast corner of Tract 805 of Enterprise Tracts, a platted Subdivision of Klamath County, Oregon; thence North $0^{\circ}00\frac{1}{2}'$ West along the West line of said Washburn Way, a distance of 224.85 feet, more or less, to the most Southerly corner of a tract heretofore conveyed to John T. Smith and Cliff C. Yaden; thence North $55^{\circ}50'$ West along a line parallel to and 135 feet distant from the present Southwesterly right of way line of South Sixth Street of the City of Klamath Falls, Oregon, as widened by the Oregon State Highway Department in 1946, a distance of 166.6 feet more or less, to the Southwesterly corner of said tract heretofore conveyed to John T. Smith and Cliff C. Yaden, which is the true point of beginning; thence North $34^{\circ}10'$ East 135 feet, more or less to said Southwesterly line of South Sixth Street, thence North $55^{\circ}50'$ West along said Southwesterly line of South Sixth Street, 115 feet, more or less, to the most Easterly corner of parcel heretofore conveyed to George F. Hayes and Clara May Hayes; thence South $34^{\circ}10'$ West at right angles to said South Sixth Street, a distance of 135 feet; thence South $55^{\circ}50'$ East 115 feet to the true point of beginning.

Saving and excepting from those parcels above those portions deeded to the State of Oregon in Deed Volume 191 on page 240 and in Deed Volume M-76 on page 14074, records of Klamath County, Oregon.

EXHIBIT "B"**Permitted Exceptions:**

1. General real estate taxes for the year of Closing;
2. Exceptions set forth on Schedule 1 attached hereto;
3. Building and zoning ordinances, laws and regulations applicable to the Property;
4. Mineral rights reserved by third parties; and
5. Matters that would be shown in a current survey of the Property.

SITE NO. 413

1. LIENS AND ASSESSMENTS OF KLAMATH PROJECT AND KLAMATH IRRIGATION DISTRICT, UNPAID AND NOT YET DELINQUENT, AND REGULATIONS, CONTRACTS, EASEMENTS, WATER AND IRRIGATION RIGHTS IN CONNECTION THEREWITH.
2. ANY UNPAID CHARGES OR ASSESSMENTS, NOT YET DELINQUENT, OF THE KLAMATH IRRIGATION DISTRICT.
3. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED: JUNE 26, 1946 IN VOLUME 191
ON PAGE 240, RECORDS OF
KLAMATH COUNTY, OREGON
FAVOR OF: STATE OF OREGON, BY AND
THROUGH ITS STATE
FOR: HIGHWAY COMMISSION
SLOPE EASEMENT
4. AGREEMENT FOR EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED: DECEMBER 31, 1947 IN DEED
VOLUME 215 ON PAGE 243,
RECORDS OF KLAMATH
COUNTY, OREGON
BETWEEN: KLAMATH BASIN
COOPERATIVE
TO: GEORGE F. HAYES AND
FOR: CLARA MAY HAYES
AFFECTS: PERPETUAL EASEMENT
NORTHEASTERLY 35 FEET
5. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED: SEPTEMBER 9, 1976 IN
VOLUME M-76 ON PAGE 14074,
RECORDS OF KLAMATH
COUNTY, OREGON
FAVOR OF: STATE OF OREGON, BY AND
THROUGH ITS DEPARTMENT
OF TRANSPORTATION,
FOR: HIGHWAY DIVISION
SLOPE EASEMENT

6. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED:

FAVOR OF:

FOR:

NOVEMBER 17, 1987 IN M-87
ON PAGE 20825, RECORDS OF
KLAMATH COUNTY, OREGON
PACIFIC POWER & LIGHT
COMPANY
ELECTRIC UNDERGROUND
TRANSMISSION LINE

Unofficial
Copy