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K57393

WHEN RECORDED RETURN TO:

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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 59173
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 \$ 75,000.00.

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 L. True
Name: Douglas L. True
Title: Pres

K46

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 Farnum
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 420: 3601 Shasta Way, Klamath County, Klamath Falls, OR 97601**

A tract of land situated in Tract 17, Enterprise Tracts, in E ½ SW ¼ SE ¼ of Section 34, Township 38 South, Range 9 E.W.M., more particularly described as follows:

Beginning at an iron pin on the North boundary of Shasta Way and the West boundary of the relocated Klamath Falls-Malin Highway, said point being North 89°36' West a distance of 261.1 feet from the Southwest corner of Fehlen Shopping Center Lots; thence North 89°36' West a distance of 114.9 feet to an iron pin on the East boundary of Alameda Street, said point being also on the North boundary of Shasta Way; thence following the East boundary of Alameda Street in a Northerly direction a distance of 204.2 feet to an iron pin on the West boundary of said relocated Klamath Falls-Malin Highway; thence South 39°36' East along said boundary a distance of 258.0 feet, more or less, to the point of beginning.

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.

SCHEDULE 1

59177

Exceptions

[See attached]

Unofficial
Copy

SITE NO. 420

1. LIENS AND ASSESSMENTS OF KLAMATH PROJECT AND ENTERPRISE IRRIGATION DISTRICT UNPAID AND NOT YET DELINQUENT, AND REGULATIONS, CONTRACTS, EASEMENTS, WATER AND IRRIGATION RIGHTS IN CONNECTION THEREWITH.
2. ANY UNPAID AND NOT YET DELINQUENT CHARGES OR ASSESSMENTS OF THE ENTERPRISE IRRIGATION DISTRICT.
3. RULES, REGULATIONS AND UNPAID ASSESSMENTS NOT YET DELINQUENT OF SOUTH SUBURBAN SANITARY DISTRICT.
4. An easement created by instrument, including the terms and provisions thereof;
Recorded February 8, 1949 in Deed Volume 228 on page 422, records of Klamath County, Oregon
Favor of The California Oregon Power Company
For Overhang Easement
5. An easement created by instrument, including the terms and provisions thereof;
Recorded June 6, 1955 in Deed Volume 275 on page 121, records of Klamath County, Oregon
Favor of State of Oregon, by and through its State Highway Commission
For Slope easements
6. An easement created by instrument, including the terms and provisions thereof,
Recorded June 22, 1956 in Deed Volume 284 on page 295, records of Klamath County, Oregon
Favor of State of Oregon, by and through its State Highway Commission
For Slope easements
7. Agreement, including the terms and provisions thereof, by and between State of Oregon and Klamath County, dated November 24, 1964, recorded December 4, 1964, in Volume 358 on page 86, Deed Records of Klamath County, Oregon.