



THIS SPACE RESERVED FOR RECORDER'S USE

MT 57498-LW

Vol M02 Page 37666

After recording return to:

ALBINA FUEL COMPANY  
3246 N.E. BROADWAY ST.  
PORTLAND, OR 97232

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

ALBINA FUEL COMPANY  
3246 N.E. BROADWAY ST.  
PORTLAND, OR 97232

Escrow No. MT57498-LW  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 07/01/2002 11:27a m.  
Vol M02, Pg 37666-67  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

'02 JUL 1 AM 11:27

## WARRANTY DEED

LESTER ROOKSTOOL AND GARY L. RENNE, EACH AS TO AN UNDIVIDED 1/2 INTEREST, AS  
TENANTS IN COMMON.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ALBINA FUEL COMPANY, an Oregon Corporation

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:


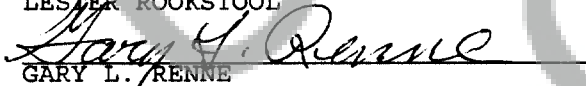
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3909-010BB-00100-000 542336  
3909-010BB-00100-0A1 542327

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 600,000.00.


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.

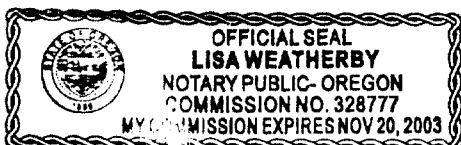
Dated this 1st day of July, 2002

  
LESTER ROOKSTOOL  
  
GARY L. RENNE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 1<sup>st</sup>, 2002 by  
LESTER ROOKSTOOL AND GARY L. RENNE.

  
(Notary Public for Oregon)  
My commission expires 11/20/2003



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Hilyard Avenue, 867.74 feet East (932.35 feet as disclosed by County Survey #1709) of the intersection of the South line of Hilyard Avenue and the East line of Washburn Way; thence South 00 degrees 26' 25" West 907.89 feet to a point; thence East 350.00 feet to a point; thence Northerly along the Westerly right of way line of the Burlington Northern Railroad to a point on the South boundary of Hilyard Avenue; thence West 300.41 feet to the point of beginning.

SAVING AND EXCEPTING any portion lying within the boundaries of Hilyard Avenue.