

04 AUG 23 PM 2:55

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MTT - 662578M



LITHIA REAL ESTATE, INC.
360 E. JACKSON STREET
MEDFORD, OR 97501-5892

Grantor's Name and Address

WINEMA MOTORS, INC.
4420 LA HABRA WAY
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

WINEMA MOTORS, ~~XXNY~~ INC.
4420 LA HABRA WAY
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

WINEMA MOTORS, INC.
4420 LA HABRA WAY
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 55674

State of Oregon, County of Klamath
Recorded 08/23/04 2:55 p m
Vol M04 Pg 55674
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that LITHIA REAL ESTATE, INC., AN OREGON CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto WINEMA MOTORS, INC., AN OREGON CORPORATION

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lots 1 through 10, inclusive, in Block 98 of KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the alley vacated by Ordinance No. 5599, recorded February 9, 1968 in Volume M68, page 1069, Microfilm Records of Klamath County, Oregon, which inured thereto by operation of law.

Tax Account No.: 3809-032AD-11100-000

Key No.: 477433

THE INTENT OF THIS QUITCLAIM DEED IS TO EXTINGUISH THAT LEASE (WITH RIGHT OF FIRST REFUSAL) DATED SEPTEMBER 17, 1993 AND RECORDED MAY 24, 1994 IN VOLUME M94 PAGE 16298, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. IN ADDITION THE GRANTOR HEREIN RELEASES ANY AND ALL RIGHT, TITLE, AND INTEREST TO THE GRANTEE HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ☐ However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on AUGUST 17, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

BILL GREENSTEIN, ASSISTANT SECRETARY

STATE OF OREGON, County of JACKSON

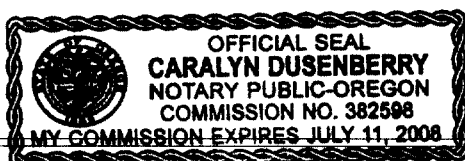
This instrument was acknowledged before me on AUGUST 17, 2004, by BILL GREENSTEIN

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



Notary Public for Oregon

My commission expires 07-11-08

2/10