



After recording return to:
Yousef Saddi and Nuha Saddi

*3869 Madison
Klamath Falls OR 97603*

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

Same

File No.: 7021-444276 (SAC)
Date: December 06, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/29/04 3:55 P m
Vol M04 Pg 89337-39
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY SPECIAL WARRANTY DEED

Tesoro Refining and Marketing Company, a Delaware corporation, formerly known as Tesoro West Coast Company, a Delaware Corporation, a Delaware Corporation, Grantor, conveys and specially warrants to **Yousef Saddi and Nuha Saddi as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$1,125,000.00**.

Dated this 21 day of December, 2004

89338
File No.: 7021-444276 (SAC)
Date: 12/06/2004

Approved as to Form
G-1
RPN

A circular notary seal for Ronald W. Erickson. The outer ring contains the text "RONALD W. ERICKSON" at the top and "STATE OF WASHINGTON" at the bottom. Inside this ring, the words "COMMISSION EXPIRES" and "NOTARY PUBLIC" are arranged around a central date "11-23-06". There are small decorative dots between "NOTARY PUBLIC" and the date.

APN: R530973

Statutory Special Warranty Deed
- continuedFile No.: 7021-444276 (SAC)
Date: 12/06/2004**EXHIBIT A****LEGAL DESCRIPTION:**

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.