

M06-11257

Klamath County, Oregon

06/02/2006 03:05:36 PM

Pages 4 Fee: \$36.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Pilot Travel Centers, LLC 539 S. Main Street Findlay, OH 45840
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MTK-70268

- WARRANTY DEED -

Kenneth Wilson, aka Kenneth James Wilson, as to all Parcels, and Karen Wilson, aka Karen A. Wilson, aka Karen Ann Wilson, as to Parcel 2, Grantors, convey and warrant to Pilot Travel Centers, LLC, a Delaware limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

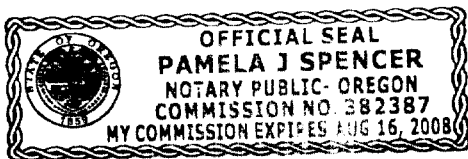
See attached Exhibit A.

SUBJECT TO AND EXCEPTING: The exceptions set out in the attached Exhibit B.

The true and actual consideration for this transfer is \$250,000.

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 30th day of May, 2006.



Kenneth Wilson AKA Kenneth James Wilson  
Kenneth Wilson, aka  
Kenneth James Wilson  
Karen Wilson, aka Karen A. Wilson, aka Karen Ann Wilson  
Karen Wilson, aka Karen A. Wilson, aka  
Karen Ann Wilson

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

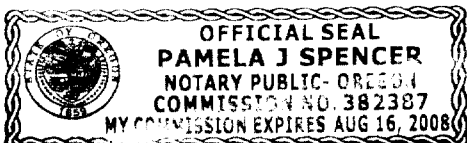
Personally appeared before me this 30th day of May, 2006, the above named Kenneth Wilson, aka Kenneth James Wilson, and acknowledged the foregoing instrument to be his voluntary act and deed.

Pamela J. Spencer  
Notary Public for Oregon  
My Commission expires: 8/16/2008

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 30th day of May, 2006, the above named Karen Wilson, aka Karen A. Wilson, aka Karen Ann Wilson, and acknowledged the foregoing instrument to be her voluntary act and deed.

Pamela J. Spencer  
Notary Public for Oregon  
My Commission expires: 8/16/2008



36.00

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

PARCEL 1:

Lots 1 and 2, Block 6, CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2708-021CB-03800-000

Key No: 168570

PARCEL 2:

Beginning at the Southwesterly corner of Lot 1, Block 6, CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northerly 150 feet to the Northwestern corner of Lot 3, in said Block 6; thence Westerly at right angles 150 feet; thence Southerly at right angles 150 feet; thence Easterly at right angles 150 feet to the point of beginning, said tract being a portion of NW 1/4 SW 1/4 Section 21, Township 27 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

Also, beginning at a point which is South 70°40' West 150 feet from the Southwest corner of Lot 1, Block 6, Chemult, Klamath County, Oregon; said point of beginning being the Southwest corner of that certain parcel of land heretofore conveyed by deed recorded in Volume 165 of Deeds at page 533, of Klamath County, Oregon; thence North 19°20' West along the Westerly line of said last named parcel of land and parallel with the Dalles-California Highway 150 feet; thence South 70°40' West to the Westerly line of Section 21, Township 27 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon; thence Southerly along the Westerly line of said Section 21, to a point which is South 70°40' West from point of beginning; thence North 70°40' East 250 feet, more or less to the point of beginning, being a portion of the NW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 2708-021CB-03500-000

Key No: 168552

PARCEL 3

A parcel of land situate in NW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of Lot 1, Block 6, of CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence South 19 degrees 20' East a distance of 80 feet to the Northwest corner of Lot 4, Block 7, CHEMULT; thence South 70 degrees 40' West a distance of 200 feet; thence South 19 degrees 20' East parallel to the Westerly line of Lot 5, Block 7, CHEMULT a distance of 50 feet; thence South 70 degrees 40' West along the extended Northerly line of Lot 3, Block 7, CHEMULT, to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1, Block 6, CHEMULT, extended to an intersection with the Westerly line of Section 21; thence North 70 degrees 40' East a distance of 400 feet, more or less to the point of beginning.

Tax Account No: 2708-021CB-03900-000

Key No: 730258

EXHIBIT "B"

7. The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
9. Reservation of Mineral Rights as contained in Deed, subject to the terms and provisions thereof;  
Recorded: September 12, 1935  
Volume: 105, page 177, Microfilm Records of Klamath County, Oregon  
(Affects Parcels 1, 2, and 3)
10. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 14, 1960  
Recorded: September 1, 1960  
Volume: 323, page 678, Microfilm Records of Klamath County, Oregon  
In favor of: Jane A. Priest  
For: Maintenance and repair of a water pipe line  
(Affects Parcel 1)
11. Right-of-Way Contract, subject to the terms and provisions thereof;  
Dated: July 31, 1965  
Recorded: January 17, 1966  
Volume: M66, page 486, Microfilm Records of Klamath County, Oregon  
In favor of: Cascade Natural Gas Corp.  
(Affects Parcel 3)
15. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: June 6, 1980  
Recorded: May 11, 2000  
Volume: M00, page 17092, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.  
For: Electric transmission and/or distribution line or system  
(Affects Parcel 1)

16. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: January 19, 2001  
Recorded: January 31, 2001  
Volume: M01, page 3827, Microfilm Records of Klamath County, Oregon  
In favor of: The State of Oregon, by and through its Department of Transportation  
For: Slopes  
(Affects Parcel 1)
17. Agreement and License to Supply Well Water for Domestic Purposes, subject to the terms and provisions thereof:  
Dated: July 1, 1999  
Recorded: April 26, 2001  
Volume: M01, page 18666 Microfilm Records of Klamath County, Oregon  
First Party: Kenneth Wilson and Karen Wilson, husband and wife  
Second Party: Richard F. Van Donk and Karen A. Van Donk, husband and wife
18. Agreement and License to Supply Well Water for Domestic Purposes, subject to the terms and provisions thereof:  
Dated: February 1, 2000  
Recorded: April 26, 2001  
Volume: M01, page 18670, Microfilm Records of Klamath County, Oregon  
First Party: Kenneth Wilson and Karen Wilson, husband and wife  
Second Party: Roger G. and Karen A. Sutton, husband and wife