

M06-11258

Klamath County, Oregon

06/02/2006 03:06:00 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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MTC- 70269

- WARRANTY DEED -

Karen Wilson, aka Karen A. Wilson, aka Karen Ann Wilson, Grantor, conveys and warrants 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.

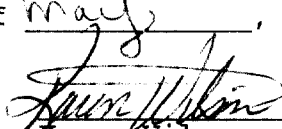
SUBJECT TO AND EXCEPTING: The exceptions set out in the attached Exhibit B, and the rights of the Wheel Café and others to use approximately one acre of the above-described property as a second drain field.

Grantor certifies that there is no well located on the property described in this Deed.

The true and actual consideration for this transfer is \$185,000.

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.

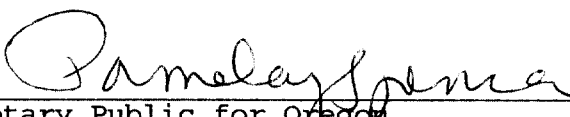
Dated this 30th day of May, 2006.

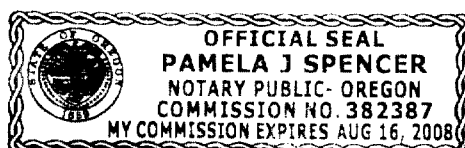
  
Karen Wilson, aka Karen A. Wilson, aka  
Karen Ann Wilson

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

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



  
Notary Public for Oregon  
My Commission expires: 8/16/2008



36.00

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

A parcel of land lying in Section 20 of Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon said parcel being more particularly described as follows:

Beginning at a point on the East line of the above said Section 20, from which the Southeast corner of said Section 20 bears South 706 feet; thence West 583 feet; thence parallel to and 583 feet Westerly of said East line North 1130.32 feet; thence East 453 feet; thence South  $56^{\circ} 56' 20''$  East 155.11 feet to said East line; thence along said East line South 1045.70 feet to the point of beginning.

Tax Account No: 2708-02000-00400-000

Key No: 804687

EXHIBIT "B"

6. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Designated Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

Account No.: 2708-02000-00400-000

Key No: 804687

Code No: 008

7. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
8. 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. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.
10. The property may not have legal access.

11. Reservations contained in Patent, subject to the terms and provisions thereof;

Dated: December 27, 1970

Recorded: March 5, 1971

Volume: M71, page 1898, Microfilm Records of Klamath County, Oregon, as follows:

EXCEPTING AND RESERVING TO THE UNITED STATES from the land so granted:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States Act of August 30, 1890, 26 Stat. 391: 43 t.s.c. 945;
2. Pursuant to the Act of February 28, 1925 (43 Stat. 1090), all oil, gas, and other minerals in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same under applicable law.

12. An easement created by instrument, subject to the terms and provisions thereof,

Dated: July 2, 1970

Recorded: March 15, 1971

Volume: M71, page 2193, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

For: Electric transmission or distribution line or system

(Affects the NE1/4 SE1/4 Section 20, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon)

13. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 6, 1995  
Recorded: October 26, 1995  
Volume: M95, page 29269, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc., a cooperative  
For: Electrical facilities  
(Affects a strip of land 20 feet in width in a Southerly portion of the herein described property)
14. Terms, conditions and provisions contained in Order in the Matter of Cup 60-96 for Ken Wilson to locate a residence on property zoned forestry, subject to the terms and provisions thereof:  
Dated: July 19, 1996  
Recorded: July 22, 1996  
Volume: M96, page 21884, Microfilm Records of Klamath County, Oregon.
15. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 29, 1996  
Recorded: September 26, 1996  
Volume: M96, page 30570, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc., a cooperative  
For: Electrical facilities  
(Affects a strip of land 15 feet in width in a Southerly portion of the herein described property)
16. 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
17. 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
20. Encroachment of gravel area onto property to the North, as disclosed by Adkins Consulting Engineers, Inc., survey dated July 29, 2005, project 2654-01.