

2007-001427

Klamath County, Oregon



00013770200700014270020025

01/26/2007 03:23:28 PM

Fee: \$26.00

MTCT8169

## WARRANTY DEED -- STATUTORY FORM

BEAR COUNTRY PETROLEUM, INC. A DISSOLVED OREGON CORPORATION.,  
Grantor,

conveys and warrants to

RANDI K. ROBERDS AND TAWNIE K. ROBERDS DBA MICKS HARDWARE, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 154683 801252

Map/Tax Lot No(s): 24-09-30-CD-02400 24-09-30-CD-02500

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$50,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS  
INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF  
NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 197.352.

Dated this 23<sup>rd</sup> day of January, 2007.

BEAR COUNTRY PETROLEUM, INC.

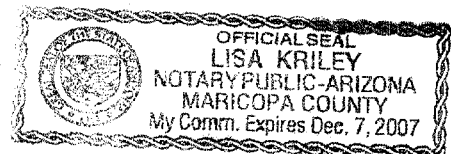
BY: George Van Scoy  
GEORGE VAN SCOY,  
PRESIDENT

STATE OF ARIZONA, COUNTY OF Maricopa ) SS.

This instrument was acknowledged before me on January 23, 2007 by GEORGE VAN  
SCOY AS PRESIDENT FOR BEAR COUNTRY PETROLEUM, INC A DISSOLVED OREGON  
CORPORATION..

Lisa Kriley  
(Notary Public)

My commission expires Dec 7 - 2007



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
RANDI K. AND TAWNIE K. ROBERDS  
PO BOX 302  
CRESCENT, OR 97733

TITLE NO. 78169  
ESCROW NO. 14-0001407

00  
260

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

A parcel of land, being a portion of the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the said parcel of land being described as follows:

Beginning at a point on the East boundary of the right-of-way of The Dalles-California Highway, the said point being marked by a 1/2 inch iron rod, said point being further located North 732 feet and East 1331 feet from the Southwest corner of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 30° 30' East 16.89 feet; thence on a curve to the right, the said curve having a radius of 2814.8 feet for a distance of 140.7 feet (the chord of said curve having a bearing of North 31° 17' East and a length of 140.70 feet), along the Easterly boundary of said highway right-of-way; thence South 57° 12' East 57.67 feet to a point marked by an iron rod; thence South 30° 22' West 152.56 feet to a point marked by an iron rod; thence North 62° 04' West 59.96 feet to the point of beginning.

ALSO a tract of land located in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way of the Old County Road from which the SW1/16 corner of said Section 30 bears North 15° 59' 41" West, 691.11 feet; thence North 56° 20' 31" West, 98.48 feet to the true point of beginning; thence North 56° 20' 31" West, 98.48 feet to the true point of beginning; thence North 56° 20' 31" West, 32.34 feet; thence North 30° 22' 04" West, 152.56 feet; thence South 57° 11' 30" East, 37.77 feet; thence South 32° 25' 25" West, 152.90 feet to the true point of beginning of this description.

EXCEPTING THEREFROM that portion conveyed by R.B. Berni and Clara L. Berni, husband and wife, to the State of Oregon, by and through its State Highway Commission by deed dated February 3, 1943, recorded February 11, 1943, Volume 159, page 54, Deed Records of Klamath County, Oregon.