

UTC 82832-KR

THIS SPACE F

2008-013113

Klamath County, Oregon



00053521200800131130030031

09/19/2008 03:27:26 PM

Fee: \$31.00

After recording return to:

Grange Cooperative Supply Association

Attention: Barry Robino PO Box 3637

Central Point, OR 97502

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

Grange Cooperative Supply Association

Attention: Barry Robino PO Box 3637

Central Point, OR 97502

Escrow No. MT82832-KR

Title No. 0082832

SWD

### STATUTORY WARRANTY DEED

Lithia Real Estate, Inc., an Oregon corporation, Grantor(s) hereby convey and warrant to Grange Cooperative Supply Association, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$2,200,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 19<sup>th</sup> day of Sept 2008

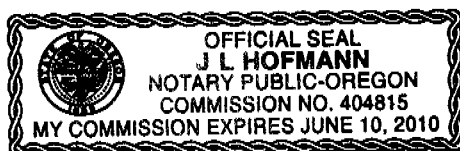
Lithia Real Estate, Inc., an Oregon corporation

BY: [Signature]  
Mark D. DeBoer, Vice President

State of Oregon  
County of Jackson

This instrument was acknowledged before me on Sept 19, 2008 by Mark D. DeBoer, as Vice President for Lithia Real Estate, Inc., an Oregon corporation.

[Signature]  
(Notary Public for Oregon)



My commission expires 6-10-2010

31amt

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

A tract of land situated in the NW 1/4 SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West quarter corner of said Section 3; thence South 00°22'50" East (along the West line of said Section 3) 714.30 feet; thence South 89°52'40" East parallel with and 250.00 feet from the Southerly right of way line of Crosby Street a distance of 50.00 feet to the East right of way line of Washburn Way, said point being the true point of beginning of this description; thence continuing South 89°52'40" East 320.00 feet; thence South 00°22'50" East 50.00 feet; thence North 89°52'40" West 320.00 feet to the Easterly right of way line of said Washburn Way; thence North 00°22'50" West 50.00 feet to the true point of beginning.

Parcel 2:

A tract of land being the Westerly 320 feet of Lot 1, Block 5, Tract 1080, Washburn Park, a duly recorded plat, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 00°04'50" East along the West line of said Lot 1, 115.01 feet; thence South 89°25'10" East 320.00 feet; thence South 00°04'50" West 115.01 feet to the South line of said Lot 1; thence North 89°25'10" West 320.00 feet to the point of beginning.

Parcel 3:

A tract of land situated in Lot 1, Block 5, Tract 1080, Washburn Park, a duly recorded plat, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Lot 1, said point being South 00°09'48" West 245.00 feet from the Northeast corner of said Lot 1; thence North 89°25'10" West parallel to the North line of said Lot 1, 231.37 feet to the West line of said Lot 1; thence South 00°04'50" West on said West line and its extension, 165.00 feet to the South line of said Lot 1; thence South 89°25'10" East 231.13 feet to the Southeast corner of said Lot 1; thence North 00°09'48" East 165.00 feet to the point of beginning.

Parcel 4:

Commencing at the one quarter corner common to Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along the West boundary of said Section 3, South 0°22'50" East 464.30 feet; thence South 89°52'40" East 50.00 feet to the intersection of the East boundary of Washburn Way with the South boundary of Crosby Avenue for the true point of beginning; thence along the South boundary of Crosby Avenue South 89°52'40" East 320.00 feet; thence South 0°22'50" East 250.00 feet; thence North 89°52'40" West 320.00 feet to the East boundary of Washburn Way; thence along said boundary North 0°22'50" West 250.00 feet to the true point of beginning.

Excepting therefrom a parcel of land lying in the NW 1/4 SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 3, 1976 in Volume M76, Page 11933 and re-recorded August 31, 1976 in Volume M76, Page 13586, Deed records of Klamath County, Oregon, said parcel being described as follows:

Beginning on the East line of Washburn Way at a point 10 feet South of the intersection of said East line with the South line of Crosby Avenue; thence North along said East line 10 feet to said South line; thence East along said South line 25 feet; thence Southwesterly in a straight line to the point of beginning.

Parcel 5:

A tract of land situated in Lot 1, Block 5, Tract 1080, Washburn Park, a duly recorded plat, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; thence North  $89^{\circ}25'10''$  West along the North line of said Lot 1, 231.72 feet; thence South  $00^{\circ}04'50''$  West along the West line of said Lot 1, 245.00 feet; thence South  $89^{\circ}25'10''$  East 231.37 feet to the East line of said Lot 1; thence North  $00^{\circ}09'48''$  East 245.00 feet to the point of beginning.