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2012-000373

Klamath County, Oregon



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01/17/2012 03:10:00 PM

Fee: \$57.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Anheuser-Busch, LLC

One Busch Place

St. Louis, Missouri 63118

Attn: Legal Department, Jerrie Plegge

5083940R7

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Special Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Western Beverage, LLC

1075 Owen Loop South

Eugene, Oregon 97402

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Anheuser-Busch, LLC

One Busch Place

St. Louis, Missouri 63118

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 759,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

Anheuser-Busch, LLC

One Busch Place, St. Louis, Missouri 63118

Attn: Tax Department, Lance Warren

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(c)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT

PREVIOUSLY RECORDED IN
BOOK ____ AND PAGE ____, OR AS FEE NUMBER ____."

F

SPECIAL WARRANTY DEED

WESTERN BEVERAGE, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 1075 Owen Loop South, Eugene, Oregon 97402, conveys and specially warrants to **ANHEUSER-BUSCH, LLC**, a Missouri limited liability company ("Grantee"), whose mailing address is One Busch Place, St. Louis, Missouri 63118, the following described real property free of encumbrances created or suffered by the Grantor, but no other, except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

The property is free of all encumbrances created or suffered by the Grantor except those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

The true and actual consideration for this conveyance, stated in terms of dollars is \$759,000.00.

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.

[Signature page follows.]

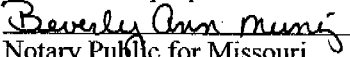
Dated this 13th day of January, 2012.

WESTERN BEVERAGE, LLC

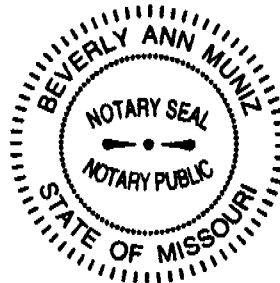

Anthony J. Short, President

STATE OF MISSOURI)
)ss.
CITY OF ST. LOUIS)

On this 11 day of January in the year 2012 before me, a Notary Public, in and for said state, personally appeared Anthony Short, President of Western Beverage, LLC, a Delaware limited liability company, known to me to be the person who executed the within Special Warranty Deed in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.


Notary Public for Missouri

My Commission Expires: 2-8-15



BEVERLY ANN MUNIZ
Notary Public-State of Missouri
St. Louis City
My Commission Exp. Feb. 8, 2015
Commission # 11998437

Special Warranty Deed
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EXHIBIT A

LEGAL DESCRIPTION

LOTS 12 AND 13, BLOCK 1, TRACT NO. 1174, COLLEGE INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

*Special Warranty Deed
page 3 of 4*

Klamath Falls, OR

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the fiscal year 2011-2012 and subsequent years.
2. Reservations and restrictions contained in the dedication of College Industrial Park.
3. Reservations, restrictions and easements as shown on the plat of College Industrial Park.
4. Easement granted to the State of Oregon, acting by and through the State Board of Higher Education, recorded June 28, 1965, in Volume 362, Page 485, Deed Records of Klamath Falls, Oregon.
5. Restrictive Covenants, recorded August 10, 1979, in Volume M79, Page 19167, Records of Klamath County, Oregon.
6. Agreement recorded October 5, 1979, in Volume M79, Page 23701, Records of Klamath County, Oregon.
7. Agreement for Easements, recorded April 7, 1997, in Volume M97, Page 11621, Records of Klamath County, Oregon.
8. Restrictive Covenant, Local Improvement Contract, recorded April 20, 2004, in Volume M04, Page 23237, Records of Klamath County, Oregon.
9. Restrictive Covenant, recorded April 30, 2004, in Volume M04, Page 26473, Records of Klamath County, Oregon.
10. Easement in favor of PacifiCorp, an Oregon corporation, recorded January 13, 2005, in volume M05, Page 02714, Records of Klamath County, Oregon.
11. All easements, restrictions, encumbrances, encroachments and other conditions appearing on that certain ALTA Survey dated October 27, 2011, under Job Number 201101676/Site 7, as prepared by All County Surveyors & Planners Inc.

Special Warranty Deed
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