

1st 1824167-TM

2012-004718

Klamath County, Oregon



00117666201200047180020023

05/04/2012 02:23:28 PM

Fee: \$42.00

After recording return to:

Ed Staub & Sons Petroleum

PO Box 506

Tulelake, CA 96134

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

Ed Staub and Sons Petroleum Inc.

PO Box 506

Tulelake, CA 96134

WARRANTY DEED

Clough Oil Co., an Oregon corporation, Grantor, conveys and warrants to Ed Staub and Sons Petroleum Inc. Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Outlot 5 in Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent on the land.

The true consideration for this conveyance is \$200,000.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF

F 42.00

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 1 day of May, 2012.

Clough Oil Co., an Oregon corporation

By: Edwin J. Clough
Edwin J. Clough, President

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on May 1, 2012, by Edwin J. Clough as President of Clough Oil Co.



Tamara L. McDaniel
Notary Public for Oregon
My commission expires: 3/31/14

Clough Oil Co., an Oregon corporation, Grantor
to
Ed Staub and Sons Petroleum Inc.