

1st 1822930-777

2012-004723

Klamath County, Oregon



00117671201200047230020026

05/04/2012 02:27:05 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

Edwin J. Clough and Jan Clough, husband and wife, Grantors, convey and warrants to Ed Staub and Sons Petroleum Inc. Grantee, the following described real property free of encumbrances except as specifically set forth herein:

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

A parcel of land situated in Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at the Southeast corner of said Lot 7; thence North along the East line of Lot 7 a distance of 237.17 feet to a point on the Northwestern right of way line of the Chiloquin Market Road, said point being the true point of beginning; thence South 46°04'29" West 170.39 feet along said Northwestern right of way line to the intersection with the Easterly right of way line of The Dalles-California Highway No. 97; thence North 04°36'00" East, 188.50 feet along said Easterly right of way line; thence North 85°24'00" West 10.00 feet along said right of way line; Thence North 04°36'00" East 88.58 feet along said right of way line; thence East, 110.47 feet to a point on the East line of said Lot 7; thence South 158.79 feet, more or less along said East line to the true point of beginning.

Saving and Excepting therefrom that portion granted to State of Oregon, by and through its Department of Transportation, in Deed Volume M90 Page 6508, records of Klamath County, Oregon

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

Tax Parcel Number: R223635

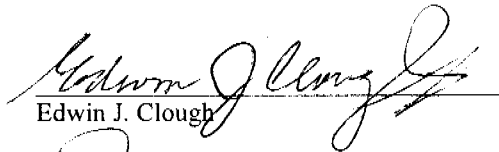
The true consideration for this conveyance is \$200,000.

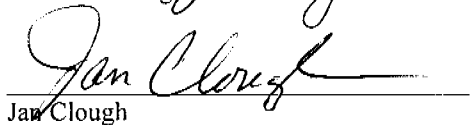
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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

F 42.00

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 ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

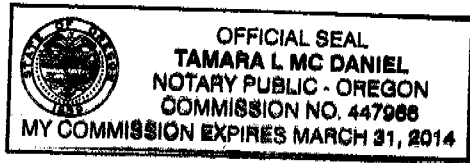
Dated this 1 day of May, 2012.

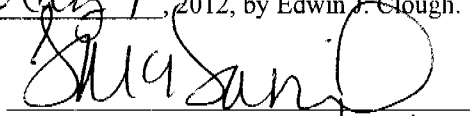

Edwin J. Clough


Jan Clough

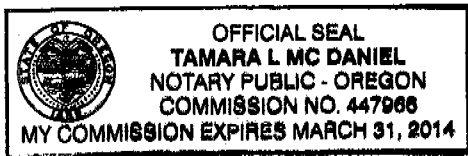
STATE OF OREGON)
) ss.
County of Klamath)

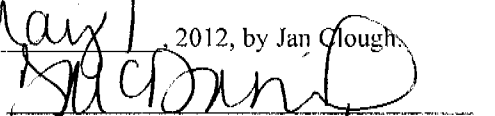
This instrument was acknowledged before me on May 1, 2012, by Edwin J. Clough.




Notary Public for Oregon
My commission expires: 3/31/14

This instrument was acknowledged before me on May 1, 2012, by Jan Clough.




Notary Public for Oregon
My commission expires: 3/31/14

Edwin J. Clough and Jan Clough, husband and wife, Grantors
to
Ed Staub and Sons Petroleum Inc.