

After recording, return to:
Les Schwab Tire Centers
Attn: David Gibson
P.O. Box 5350
Bend, OR 97708

Until a change is requested, all
tax statements shall be sent to:

No Change

STATUTORY SPECIAL WARRANTY DEED

Schwab Properties, Ltd., an Oregon limited partnership, as Grantor, conveys and specially warrants to **Waibel Properties LLC**, an Oregon limited liability company, as Grantee, the real property legally described on the attached Exhibit A, free of encumbrances created or suffered by Grantor, except for: (a) all matters set forth on the attached Exhibit B; (b) real estate taxes that are a lien, but not yet due and payable; and (c) the rights of parties in possession.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is the redemption of a portion of Grantee's partnership interest in Grantor.

Dated October 1, 2013.

GRANTOR:

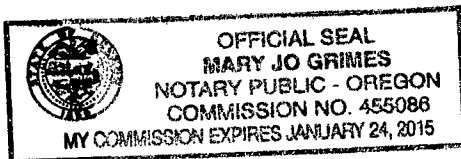
SCHWAB PROPERTIES, LTD.,
an Oregon limited partnership

By: SLC-SP LLC,
an Oregon limited liability company
Its: General Partner

By: [Signature]
Name: Corey J. Parks
Title: Secretary

STATE OF Oregon)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me on Sept. 9,
2013, by Corey J. Parks, the Secretary of SLC-SP
LLC, the General Partner of Schwab Properties, Ltd., an Oregon limited partnership, on behalf of
the limited partnership.



Mary Jo Grimes
Notary Public for OK
My Commission Expires: 1-24-15

EXHIBIT A

Legal Description

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

PARCEL 1:

LOTS 16 AND 17 OF PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY A BARGAIN AND SALE DEED RECORDED JUNE 30, 1964 IN VOLUME 254, PAGE 206, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO KLAMATH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON BY A SPECIAL WARRANTY DEED RECORDED JANUARY 14, 1993 IN VOLUME M93, PAGE 1048, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOTS 18, 19 AND 20 OF PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 3:

LOT 21, EXCEPT THE SOUTH 71 FEET THEREOF, OF PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXHIBIT B

Permitted Exceptions

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Covenants, conditions and restrictions contained in Deed.
Executed by: Charles W. Miller and Naomi K. Miller, husband and wife
Recorded: August 15, 1940
Recording Information: Volume 131 Page 263, deed records of Klamath County, Oregon
Affects: Lot 19
As Follows:

Subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from the property line on street.

4. Covenants, conditions and restrictions contained in Deed.
Executed by: Charles W. Miller and Idella Miller his wife
Recorded: January 21, 1941
Recording Information: Volume 134 Page 578, deed records of Klamath County, Oregon
Affects: Lot 17
As Follows:

Subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from the property line on street.

5. Covenants, conditions and restrictions contained in Deed.
Executed by: Charles W. Miller and Naomi K. Miller husband and wife
Recorded: April 18, 1942
Recording Information: Volume 146 Page 545, deed records of Klamath County, Oregon
Affects: Lot 18
As Follows:

Subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than

\$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from the property line on street.

6. Covenants, conditions and restrictions contained in Deed.
Executed by: Charles W. Miller and Naomi K. Miller husband and wife
Recorded: May 17, 1945
Recording Information: Volume 176 Page 331, deed records of Klamath County, Oregon
Affects: Lot 16
As Follows:

Subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from the property line on street.

7. Covenants, conditions and restrictions contained in Deed.
Executed by: Charles W. Miller and Naomi K. Miller husband and wife
Recorded: October 15, 1945
Recording Information: Volume 181 Page 79, deed records of Klamath County, Oregon
Affects: Lot 20
As Follows:

Subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from the property line on street.

8. Covenants, conditions and restrictions contained in Deed.
Executed by: Charles W. Miller and Naomi K. Miller husband and wife
Recorded: February 16, 1952
Recording Information: Volume 252 Page 623, deed records of Klamath County, Oregon
Affects: Lot 21
As Follows:

Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners.

9. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded June 30, 1964 in Volume 354 Page 206 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

10. Easement, including terms and provisions contained therein:
Recording Information: April 19, 1984 in Volume M84 Page 6496, deed records of
Klamath County, Oregon
In Favor of: CP National Corporation
For: 10 foot easement along the East 10 feet
Affects: Lot 21

The interest under said Easement has been assigned to WP Natural Gas, by Assignment recorded October 7, 1991, as Volume M91 Page 20783, deed records of Klamath County, Oregon.