

AmeriTitle
MTC 85 383 AM

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Clough Oil Company P.O. Box 338 Klamath Falls, OR 97601
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- QUITCLAIM DEED -

Ed Staub and Sons Petroleum, Inc., a California Corporation authorized to do business in Oregon Grantor, whose address is P. O. Box 850, Klamath Falls, OR 97601, releases and quitclaims to Cough Oil Company, an Oregon corporation, Grantee, whose address is P.O. Box 338, Klamath Falls, OR 97601, all right, title and interest in and to the following described real property:

Please see Exhibit "A" attached hereto and incorporated herein.

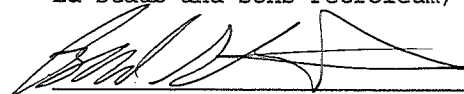
The purpose of this Quitclaim Deed is to release the interest of Grantor in those certain rights of first refusal recorded at instrument no. 2012-004761.

The true and actual consideration for this conveyance is \$0.00.

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

DATED this 21st day of March, 2016

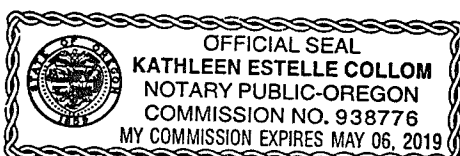
Ed Staub and Sons Petroleum, Inc.



By: Bradley W. Staub
Its: Vice-President

STATE OF OREGON)
) ss
County of Klamath)

This record was acknowledged before me on March 8th, 2016 by Bradley W. Staub as Vice-President of Ed Staub and Sons Petroleum, Inc..




Notary Public for Oregon
My Commission expires: 5-6-19

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 18 (except and excluding the North 1.51 feet) and Lots 19, 20 and 21, Block 18, Second Railroad Addition to the City of Klamath Falls, County of Klamath, State of Oregon.

Parcel 2:

All of Lots 5 and 6, and those portions of Lots 2, 3, 4, 7, 8 and 9, lying Southwesterly of State Highway 97 in Block 3 of Chelsea Addition to Klamath Falls, according to the official plat thereof filed December 11, 1929, in volume 16 sheet 11 Klamath County plat book in the office of the county recorder, Klamath County, Oregon; ALSO all of closed Pelican Street lying between Block 3 and Block 4 of said Chelsea Addition and lying Southwesterly of State Highway 97, and that portion of closed Lindberg Street lying between Block 4 and 5 of said Chelsea Addition; also all of Lots 1 to 12 inclusive in Block 4 of said Chelsea Addition, and all of the Easterly 50 feet of Lots 7 to 12 inclusive in Block 5 of Chelsea Addition; also all that portion of the North one-half of vacated Nungesser Avenue in Chelsea Addition to the City of Klamath Falls lying between the Southwesterly right-of-way line of the Dalles-California Highway and a line 50 feet West of and parallel with the East line of Block 5 in said Chelsea Addition, extended Southerly.

Parcel 3:

(Part 1) All that portion of lot 70, Enterprise Tracts, Klamath County, Oregon, described as follows:

Beginning at a point in the Southerly line of sixth street, at its intersection with a North and South line 390.00 feet West of the East line of Lot 70; thence South 184.0 feet and West 17.5 feet to the true point of beginning; thence West 109.7 feet thence South 172.5 feet; thence East 109.7 feet; thence North 172.5 feet more or less to the true point of beginning, according to the official plat thereof on file in the Office of the County Clerk of Klamath county, Oregon.

(Part 2) A strip of land across Lot 70, Enterprise Tracts, Klamath County, Oregon, 17 feet wide, being 8.5 feet on each side of the center line of the spur track now constructed thereon, said center line being described as follows:

Beginning at a point on the Northerly line of the right of way of the Oregon, California and Eastern Railway Company 417.5 feet West of the East line of Lot 70; thence on an 11° 30' curve to the right, a distance of 356 feet Northwesterly to a point 525.7 feet West of the East line of lot 70; thence North parallel to the East line of Lot 70 a distance of 467 feet to a point 8.5 feet West of the Northwest corner of Parcel 1 herein above described.

Excepting therefrom: A strip of land across Lot 70, Enterprise Tracts, in Section 4, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 17 feet wide, being a portion of Parcel 2, described in Deed vol. M87, page 17793 official records of said county, and being 8.5 feet on each side of the center line of a spur track, now discontinued, said center line being described as follows:

Beginning at a point in the Southerly line of Parcel 1, described in deed vol. M94, page 36722 official records, 417.5 feet West of the East line of said lot 70; thence Northwesterly on an 11° 30' curve to the right, a distance of 291.05 feet, more or less, to an intersection with the North line of said Parcel 1 as described in deed vol. M94, page 36722. The side lines of said strip to be extended or shortened to intersect the Southerly line and the Northerly property line and its Westerly extension thereof of said Parcel 1 as described in deed vol. M94, page 36722.

Parcel 4:

Parcel 1 of Minor Land Partition 41-91, situated in Lots 3, 4 and 5 of Block 2 Homeland Tracts, in the NW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Except that property conveyed to the State of Oregon, by and through its Department of Transportation, by Warranty Deed recorded January 22, 2003 in volume 2013, page 000715, deed records of Klamath County, Oregon.

Parcel 5:

(Part 1) A tract of land in the NW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence Northerly, along the division line between Section 9 and 10, a distance of 398.0 feet to a point; thence South 89° 33' 15" East a distance of 62.53 feet; more or less, to the East boundary line of Washburn way, being the true place of beginning; thence Northerly along the East boundary line of Washburn way a distance of 350.0 feet; thence South 89° 33' 15" East a distance of 300.00 feet; thence Southerly along a line parallel to the East boundary of Washburn way a distance of 350.0 feet; thence North 89° 33' 15" West a distance of 300.00 feet to the point of beginning, as shown on survey by Dortch-Gresdel and associates, filed in the office of the Klamath County surveyor on November 7, 1975, as recorded survey no. 2182.

SAVING AND EXCEPTING THEREFROM the south 190 feet thereof

(Part 2) Also a tract of land situated in the NW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point that is East a distance of 30 feet and North 0°34' West a distance of 398 feet from the Southwest corner of the NW1/4 of the NW1/4, said point being the Southwest corner of said parcel in book M73 at page 10206; thence East along the South line of said parcel 300 feet, being the Southeast corner of said deed and the true point of beginning; thence continuing East 322.30 feet; thence North 0° 34' West 350 feet; thence West 322.30 feet to the Northeast corner of said parcel in book M73 at page 10206; thence Southerly along the Easterly line of said parcel 350 feet, more or less, to the point of beginning.

Excepting therefrom that portion granted to RBO Properties in book M82, at page 6140. Also excepting therefrom that portion awarded to Charles w. Pickett, et al., by judgment filed May 2, 1984 in Klamath County Circuit Court Case #82-144. Also excepting therefrom that portion conveyed to Bear Cat, Inc., in deed recorded January 26, 1988 in book m88 at page 1235.

Parcel 6:

All of Lots 4, 5 and 6, and those portions of Lots 3, 7, 8, 9 and 10 lying Westerly of the West right of way line of Highway 97, in Block 11, Chelsea Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, together with that portion of the East half of vacated Chelsea Street adjacent to said Lots 3, 4, 5 and 6, as inured thereto.

Less and except any portion thereof lying within the boundaries of State Highway 97, Westside Bypass, and Eastside Bypass.

Also except that portion conveyed to State of Oregon, by and through its Department of Transportation, by stipulated final judgment in Klamath County Circuit Court Case No. 0204350CV, recorded September 10, 2004 in volume M04, page 60494, deed records of Klamath County, Oregon.
