

2023-000371

Klamath County, Oregon

01/18/2023 01:06:01 PM

Fee: \$92.00

RECORDING REQUESTED BY:

Sutton Land of Texas
2121 Sage Road, Ste. 270
Houston, TX 77056
Attn: Jackie Furash

WHEN RECORDED MAIL THIS DEED TO:

Western Refining Retail, LLC
c/o 7-Eleven, Inc.
3200 Hackberry Road
Irving, Texas 75063
Attn: Legal Dept. (EB; Store 45721)

WHEN RECORDED MAIL TAX STATEMENT TO:

Western Refining Retail, LLC
c/o 7-Eleven, Inc.
Attn: Ad Valorem Tax Dept. (Store #45721)
P.O. Box 711
Dallas, Texas 75221-0711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

STATE OF OREGON §
 §
COUNTY OF KLAMATH §

KNOW ALL MEN BY THESE PRESENTS, **TRMC RETAIL LLC**, a Delaware limited liability company,, with an address at c/o 7-Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063, hereinafter called Grantor, for the consideration hereinafter stated, does hereby CONVEY AND SPECIALLY WARRANT unto **WESTERN REFINING RETAIL, LLC**, a Delaware limited liability company, with an address at c/o 7-Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063, hereinafter called Grantee, and Grantee's successors and assigns, that certain real property, together with improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated and lying in the County of Klamath, and State of Oregon, described as follows, to wit (the "Property"):

See Exhibit A attached hereto and made a part hereof for the legal description of the Property.

SUBJECT TO (i) current taxes and assessments not yet delinquent, and taxes and assessments for subsequent years.

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.

THE TRUE AND ACTUAL consideration paid for this conveyance, stated in terms of dollars, is the sum TEN AND NO/100 DOLLARS (\$10.00).

Store 45721 (SPW 9485)

TO HAVE AND TO HOLD the Property unto the said Grantee, its successors and assigns; forever.

AND THE SAID GRANTOR hereby covenants to and with the said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the Property, free from encumbrances except as referred to herein, and that Grantor will warrant and forever defend the Property and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, claiming by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF the Grantor has caused these presents to be signed by its duly authorized trustee as of this 6th day of December, 2022.

ATTEST:

TRMC RETAIL LLC, a Delaware limited
liability company

By: Keneisha M. Miller
Keneisha M. Miller
Assistant Secretary

By: Keith Jones
Keith Jones, Vice President and Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the aforesaid County and State, on this day personally appeared Keith Jones and Keneisha M. Miller, a(n) Vice President and Secretary and Assistant Secretary, respectively, of TRMC RETAIL LLC, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said company and that they each executed the same as the act of such company for the purposes therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of December, 2022.

Esmeralda Baumann

Notary Public

My Commission Expires: _____

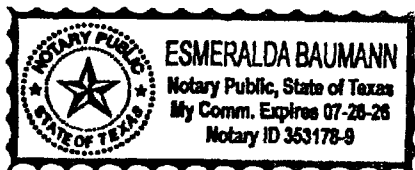


Exhibit A
(Property Description)

PARCEL 1:

PARCEL 1 OF LAND PARTITION 24-98, SITUATED IN LOTS 1 THROUGH 8 OF BLOCK 1 AND LOTS 1, 2, 3, 8 AND 9 OF BLOCK 2 OF "BAILEY TRACTS NO. 2" AND THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2:

LOT 9 IN BLOCK 1 OF BAILEY TRACTS NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY, A POLITICAL SUBDIVISION, BY DEED RECORDED APRIL 2, 1981 IN VOLUME M81, PAGE 5923, RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS THAT PORTION DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED NOVEMBER 12, 2013 IN 2013-012587.

APN: 3909-002DA-01600

Property Address: 5400 S. 6TH St., Klamath Falls, OR 97603