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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CAR-AD-CO COMPANY, an Oregon corporation, as GRANTOR, in consideration of TEN AND NO/100 (\$10.00) DOLLARS to it paid by CARR, ADAMS & COLLIER COMPANY, a corporation, GRANTEE, does hereby grant, bargain, sell and convey to said Carr, Adams & Collier Company, a corporation, its successors and assigns forever, the following-described real property, situated in Klamath County, State of Oregon, to-wit:

Parcel #1:

Beginning at a point which is East 230 feet from a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as "Hank's Spur", which is South 56 degrees 32' East 11.24 chains from the quarter section corner on the west line of Section 18, T. 38 S., R. 9 E.W.M.; thence South 49 degrees 03' East 3.79 chains to the northeasterly line of the right of way of said spur track; thence following the line of said spur right of way and 100 feet distant at right angles from the center line thereof the following courses and distances: South 64 degrees 07' East 3.03 chains; South 60 degrees 35' East 2.27 chains; South 57 degrees 37' East 2.58 chains; South 54 degrees 45' East 2.27 chains; South 52 degrees 14' East 1.51 chains; South 50 degrees 42' East 9.09 chains; South 49 degrees 30' East 1.51 chains; thence West 1.14 chains to a point which is 50 feet distant at right angles from the center line of said spur; thence following the northeasterly line of said spur right of way and 50 feet distant at right angles from the center line thereof, the following courses and distances: South 50 degrees 40' East 16.42 chains; South 49 degrees 08' East 4.36 chains thence leaving the right of way of said spur North 31 degrees 41' East 2.08 chains, more or less, to the Southwesterly line of the right of way of the main line of the Southern Pacific Company; thence along the Southwesterly line of said right of way and 50 feet distant at right angles from the center line thereof the following courses and distances: North 43 degrees 36' West 2.89 chains; North 49 degrees 06' West 3.03 chains; North 52 degrees 14' West 4.54 chains; North 52 degrees 10' West 6.82 chains; North 52 degrees 24' West 5.30 chains; North 51 degrees 21' West 5.61 chains; North 47 degrees 15' West 2.73 chains; North 41 degrees 10' West 1.51 chains; North 38 degrees 49' West 1.41 chains; North 34 degrees 31' West 1.51 chains; North 31 degrees 27' West 1.51 chains; North 26 degrees 45' West 1.51 chains; North 24 degrees 00' West 1.66 chains, more or less, to a point East of the point of beginning; thence leaving the line of said right of way West 8.25 chains, more or less, to the point of beginning, containing 9.65 acres, more or less, and being a portion of Lots 1, 2 and 3 of Section 18, T. 38 S., R. 9 E.W.M.



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Parcel #2:

Beginning at a point North 89 degrees 54' West a distance of 1724.2 feet from the Section corner common to Sections 17, 18, 19 and 20, T. 38 S., R. 9 E.W.M., thence North 89 degrees 54' West along Section line between Sections 18 and 19, T. 38 S., R. 9 E.W.M., a distance of 58.3 feet to an intersection with the easterly line of right of way of the California Northeastern Railway Spur, known as "Hank's Spur", thence Northwesterly parallel with and 50 feet distant from center line of Hank's Spur a distance of 515.24 feet; thence North 31 degrees 49' East a distance of 137.12 feet, more or less, to an intersection with the westerly line of right of way of the main line of California Northeastern Railway; thence southeasterly parallel with and 50 feet distant at right angles from center line of main line of California Northeastern Railway a distance of 586.6 feet, more or less, to a point of beginning; containing 1.24 acres, more or less, and all lying in the SW 1/4 of the SE 1/4 of Section 18, T. 38 S., R. 9 E.W.M.

Parcel #3:

Beginning at the SE corner of Lot 1, Section 18, T. 38 S., R. 9 E.W.M., thence North 0 degrees 22' East 1339.0 feet to the northeast corner of Lot 1, thence North 89 degrees 25' West 1324.7 feet along the lot line to the southeast corner of Lot 2, Section 18, T. 38 S., R. 9 E.W.M. thence South 158 feet to the easterly line of the right of way of the Southern Pacific Railway main line, thence southeasterly along said easterly line of right of way 2941 feet, more or less, to the easterly line of Lot 5, Section 19, T. 38 S., R. 9 E.W.M., thence North 1310.6 feet to point of beginning, being a part of Lot 1 of Section 18 and Lot 5 of Section 19, T. 38 S., R. 9 E.W.M., containing 27.81 acres, more or less.

Parcel #4:

Lots 1, 2, 4, 5, 6 and 7 of Block 1, Pelican City, Klamath County, Oregon; also an undedicated lot lying between Lots 2 and 4 in Block 1, Pelican City, Klamath County, Oregon; and also that part of Pelican City, Oregon, reserved from the dedication thereof, which parcel is 60 feet by 150 feet and which parcel adjoins and abuts the westerly boundary lines of Lots 1 and 2, Block 1, Pelican City, Oregon.

Parcel #5:

Beginning at a point South 79 degrees 40' West a distance of 568.3 feet from the northwest corner of Lot 1 of Block 1 to Pelican City, Klamath County, Oregon; thence South 79 degrees 40' West a distance of 631.4 feet, thence North 10 degrees 20' West, a distance of 545.3 feet, thence North 79 degrees 40' East a distance of 903.7 feet, more or less, to an intersection with the westerly line of right of way of the California Northeastern Railway Company's spur running into the Pelican

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