

Deed

VOL M-67 PAGE 7567

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b.2.

KNOW ALL MEN BY THESE PRESENTS, That Oregon Title Insurance Company, an Oregon Corporation, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration to it paid by Klamath Development Company, an Oregon Corporation, Grantee, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

IN TOWNSHIP 39 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN:



Those portions of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) and of the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section Twenty-five (25) lying Southerly of a line that is 33 feet Southerly from and parallel with the centerline of the existing 66 foot "Main Line" private truck road and "Spur Road No. 4" owned by Weyerhaeuser Company, said roads lying and being within those certain parcels conveyed to Weyerhaeuser Timber Co. by (a) Deed recorded July 25, 1928 in Deed Book 82, page 76, and (b) Deed dated July 19, 1928 and recorded July 25, 1928 in Volume 82 of Deeds, page 79.

SUBJECT TO THOSE reservations and exceptions contained in that certain deed from the Weyerhaeuser Company, a Washington Corporation, to the Oregon Title Insurance Company, an Oregon Corporation, dated the 23rd day of June, 1967, and recorded the 15th day of September 1967 in Deed Volume M-67, at page 7225, Klamath County Records, in which the grantor therein, the said Weyerhaeuser Company, saved, excepted, and reserved as follows:

"The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns, forever, all ores and minerals of any nature whatsoever in or upon said land, including, but not limited to, coal, oil and gas, together with the right to enter upon said lands for the purpose of exploring the same for such ores and minerals and for the purpose of drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom all such ores and minerals and to occupy and make use of so much of the surface of said land as may be reasonable necessary for said purposes; pro-

7568

vided that the Grantee and the Grantee's heirs, representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved; provided, further, that the exercise of such rights by the Grantor shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation."

To Have and to Hold the above described and granted premises unto the said grantee, its successors and assigns forever.

DATED this 8th day of August, 1967.

OREGON TITLE INSURANCE COMPANY

By Frank H. Benecke
Chairman of the Board

By Kenneth R. Schramm
Secretary

STATE OF OREGON, }
County of Multnomah } ss.

On this 8th day of August, 1967, before me appeared Frank H. Benecke and Kenneth R. Schramm both to me personally known, who being duly sworn, did say that he, the said Frank H. Benecke is the Chairman of the Board and he, the said Kenneth R. Schramm is the Secretary of Oregon Title Insurance Company the within named Corporation and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Frank H. Benecke and Kenneth R. Schramm acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

June M. [Signature] 16
Notary Public for Oregon
My Commission expires 12-15-69

7509

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Lumber Co.
this 28 day of Sept. A.D. 1967 at 5:35 o'clock PM., and
duly recorded in Vol. 247, of Reed on Page 7567

DOROTHY ROGERS, County Clerk

By Laurel M. Knutson

See 4⁵²

17