

17677

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KNOW ALL MEN BY THESE PRESENTS, That WINEMA LUMBER CO., an Oregon corporation

a corporation, organized under the laws of the State of OREGON in consideration of the sum of One and no/100ths ----- Dollars,

to it paid by HENRY E. McCOLLUM and BETTY J. McCOLLUM, husband and wife,

of the County of Klamath State of Oregon, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Henry E. McCollum and Betty J. McCollum, husband and wife, heirs and assigns, all the following bounded and described real property, situated in the County of Klamath State of Oregon to-wit:

All that real property situated in Klamath County, Oregon, more particularly described in Exhibit A attached hereto and made a part hereof as if fully written herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest in and to the same.

To Have and to Hold the above described granted and sold premises unto the said Henry E. McCollum and Betty J. McCollum, their heirs and assigns forever.

Done by order of the Board of Directors, with the seal of said corporation,

this 8th day of September, 1967.

Executed in the presence of

WINEMA LUMBER CO.

By Fred Sohn President.

By Sidney Leiken Secretary.

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8026

STATE OF OREGON,

County of Douglas } ss. On this 8 day of Sept, 1967,
 before me appeared Fred Sohn and
 Sidney Leiken both to me personally known, who being
 duly sworn, did say that he, the said Fred Sohn
 is the President, and he, the said Sidney Leiken
 is the Secretary of WINEMA LUMBER CO.
 the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corpora-
 tion, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board
 of Directors, and Fred Sohn and Sidney Leiken
 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.

Mary B. Barlow
 Notary Public for Oregon.
 My Commission expires 7-7-68

DEED
Bargain and Sale

Corporation
 (FORM NO. 117)

TO

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of at o'clock M.,
 and recorded in book on page
 of said County. Record of Deeds

Witness my hand and seal of
 County affixed.

By

County Clerk-Recorder.

Deputy.

STEVENS-NESS LAW FIRM, P.O. BOX 100, PORTLAND

EXHIBIT "A"

Beginning at the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 E.W.M.; thence South 1667.8 feet; thence East 491.6 feet; thence North 16° 53' East 400 feet; thence South 73° 6' East 110 feet to the true point of beginning on the east boundary of Highway No. 97 right of way; thence South 73° 6' East 190 feet; thence North 16° 53' East 337.92 feet; thence North 73° 6' West 190 feet; thence South 16° 53' West 337.92 feet along the easterly right of way boundary line of Highway No. 97 to the true point of beginning, containing 1.47 acres.

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7 Said property is subject to:

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9 a. Acreage and use limitations under provisions of the United States
10 Statutes and regulations issued thereunder. All contracts, water
rights, proceedings, taxes and assessments relating to irrigation,
drainage and/or reclamation of said lands; and all rights of way for
roads, ditches, canals and conduits, if any of the above there may be.

11

12 b. Access restrictions, including the terms and provisions thereof, given
by Joe Bellevance and Lee Bellevance, husband and wife, to the State of
Oregon by and through its State Highway Commission, dated October 29,
1954, recorded December 10, 1954, in Deed Volume 271 page 112, records of
Klamath County, Oregon, which provides that no right of access to, from,
or across the State Highway other than expressly therein provided for
shall attach to the abutting property.

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16 c. Indenture of Access between State of Oregon, by and through its
State Highway Commission, and Joe Bellevance and Lee Bellevance, husband
and wife, dated November 8, 1956, recorded November 23, 1956, in Deed
Volume 288 page 120, records of Klamath County, Oregon, which modifies
restrictions in Deed 271 page 112.

18

19 d. Easement for a water line over and across the above property for
the benefit and use of adjoining property, given by Tommy F. Coble and
Uldean Coble, husband and wife, to William Laxague, dated February 25,
1961, recorded January 19, 1962, in Deed Volume 335 page 184, records
of Klamath County, Oregon.

21

22 e. Right of way for road, including the terms and provisions thereof, and
agreement relative to use of pipe line, given by William Laxague and
Frieda L. Laxague, husband and wife, to Crown Zellerbach Corporation, a
Nevada corporation, dated June 21, 1962, recorded July 16, 1962, in Deed
Volume 338, page 663, records of Klamath County, Oregon.

24

25 f. Unpaid real property taxes, if any.

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STATE OF OREGON,) ss
County of Klamath)

Filed for record at request of

Klamath County Title

on this 16 day of October A.D. 1967

at 4:17 P.M. and duly

Page

recorded in Vol. M-67 of Deeds

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DOROTHY ROGERS, County Clerk

By *[Signature]* Deputy

Fee 4.50

[Signature]
LAW OFFICES

LUOMA, KELLEY & WOODRUFF

SUITE 205, PROFESSIONAL CENTER

TELEPHONE 673-6641

ROSEBURG, OREGON 97470