

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS LAND COMPANY, a corporation duly organized and existing under the laws of the State of OREGON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLIFFORD S. OLSON, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH, and State of Oregon, described as follows, to-wit:

The East one half of the Northwest one quarter of the Northwest one quarter of Section Thirty, Township 35 South, Range 11 East, Willamette Mer.

RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY. The Grantor, its successors or assigns, does hereby reserve to itself, with the right to transfer by deed to the county of Kern and does hereby create and grant perpetual easements for ingress and agrees and/or for utility purposes over, across and under a strip of land 30 ft. in width extending in a north and south direction and being the easterly 30 feet and westerly 30 feet of the parcel being demised here under and all easements as shown on Declaration of Restrictions.

OIL & MINERAL RESERVATIONS: The Grantor Reserves 50 per cent of all coal, oil, petroleum, minerals and other hydrocarbon substances lying below the surface of said land, but without any rights to the grantors, their heirs, executors, or assigns, to enter upon the surface of said land for the purpose of taking therefrom any such substances mentioned herein.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0.

In construing this deed and where the context so requires, the singular includes the plural. Done by order of the grantor's board of directors, with its corporate seal affixed, this 2nd day of February, 1972.

KLAMATH FALLS LAND COMPANY

By *James J. Grant* President

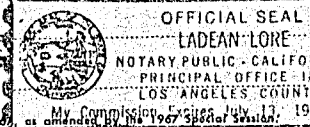
By *Paul J. Grant* Secretary

California) ss. 2 February, 1972.
STATE OF OREGON, County of Los Angeles) ss. Gerald Granof
Personally appeared Gerald Chase and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Klamath Falls Land Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me *Ladean Lore*
Notary Public for California
My commission expires 12/31/75.



NOTE—The sentence between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1965, as amended.

WARRANTY DEED CORPORATION

KLAMATH FALLS LAND COMPANY

TO

CLIFFORD S. OLSON

AFTER RECORDING RETURN TO
Clifford S. Olson
% Klamath Falls Land Company
280 South Beverly Drive
Beverly Hills, California

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$2.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 25th day of FEBRUARY, 1972, at 10:36 o'clock AM, and recorded in book M 72 on page 2002 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County clerk Title.

By *James J. Grant* Deputy

FEB 25 10 36 AM 1972