

71468

## WARRANTY DEED

Vol. 7172 Page 14549

DEC 13 3 12 PM 1972

KNOW ALL MEN BY THESE PRESENTS, That WEYERHAEUSER COMPANY, a corporation duly organized and existing under the laws of the State of Washington, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the CITY OF KLAMATH FALLS, OREGON, hereinafter called Grantee and Grantee's 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 on the attached Exhibit A.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of public record 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 \$38,000.00.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 7, 1972, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

14550

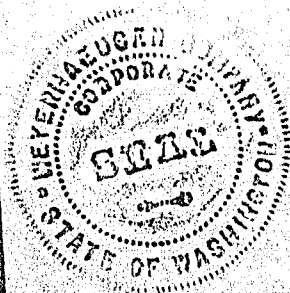
In construing this deed and where the context so requires, the singular includes the plural.

DATED this 5th day of December, 1972.

WEYERHAEUSER COMPANY

By: Daniel C. Smith  
Vice President

Attest: Rowland C. Vincent  
Secretary



STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

On this 5th day of December, 1972, before me personally appeared Daniel C. Smith and ~~Mary E. Vincent~~ Rowland C. Vincent, Vice President and Assistant Secretary, respectively, of WEYERHAEUSER COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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

Robert W. Mogensen  
Notary Public in and for the State of  
Washington, residing at Tacoma.

My commission expires: July 14, 1973.

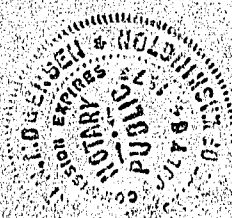


EXHIBIT A

14551

Those portions of Government Lots 5, 6 and 7 of Section 33, Township 38 South, Range 9 East of W. M., in Klamath County, Oregon, particularly described as follows:

COMMENCING at a point on the Westerly line of the Southern Pacific Company right of way, which point was previously described as being on the Westerly line of the Station Grounds of the Central Pacific Railway and distant Southerly 559 feet from the iron pin which marked the intersection of said Westerly line with the Southwesterly line of South Sixth Street in the Deed from Ewauna Box Company to Weyerhaeuser Timber Company, dated November 30, 1948, and recorded November 30, 1948, in Volume 227 of Deeds, Page 47, under File No. 44948, Records of Klamath County, Oregon, said point of beginning being marked by a 1 1/2 inch iron pipe, and said point being also the Northeast corner of that certain tract conveyed by Weyerhaeuser Company to the City of Klamath Falls by Warranty Deed dated December 17, 1959, and recorded in Volume 318 of Deeds, Page 463, Records of Klamath County, Oregon, thence continuing along the Westerly right of way line of the Southern Pacific Company (formerly Central Pacific Railway) South 0° 23' East a distance of 133.4 feet to a point marked by a 3/4 inch iron pipe at the Southeast corner of said tract conveyed to the City of Klamath Falls, and the TRUE POINT OF BEGINNING of the tract of land herein conveyed;

thence North 89° 37' East, along the South line of the above mentioned Station Grounds, a distance of 60 feet to a point which is 90 feet Westerly at right angles from the center line of Southern Pacific Company (formerly Central Pacific Railway);

thence South 0° 23' East, parallel to and 90 feet at right angles Westerly from said center line, 651.54 feet, more or less, to a point which lies on the Northerly right of way line of the Oregon, California & Eastern Railway, 50 feet Northerly at right angles from its center;

thence North 51° 04' West, along said Northerly right of way line, 1074.16 feet to the Southeast corner of the tract of land conveyed by Weyerhaeuser Company to the City of Klamath Falls by Dedication Deed, dated January 26, 1965, recorded in Volume 359, at Page 118, Records of Klamath County;

thence North 34° 38' East, along the East line of the tract conveyed by said Dedication Deed, dated January 26, 1965, 418.14 feet to the Southwest corner of the tract conveyed to the City of Klamath Falls by said Warranty Deed, dated December 17, 1959;

thence South 55° 22' East, along the Southerly line of the tract conveyed by said Warranty Deed, dated December 17, 1959, 647.21 feet to the true point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 18th day of December A. D. 1972 at 3:12 o'clock P. M., and duly recorded in  
Vol. M. 72, of DEEDS on Page 14549

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel W. Wainwright