

73180

Vol. 113 Page 1498

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FOUR D CORPORATION, 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 MODOC VENEER CO., an Oregon corporation, 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:

A tract of land situated in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pipe on the westerly boundary of Modoc Point, a platted subdivision in Klamath County, Oregon, which is South 85° 30' West 30 feet and North 71° 51' West (North 71° 45' West by plat) 120.02 feet from the northwesterly corner of Lot 26 in said Modoc Point; thence West 93.32 feet to a 5/8 inch iron pin marking the True Point of beginning of this description; thence North 01° 06' 15" East 870.04 feet to a 5/8 inch iron pin in the centerline of State Secondary Highway No. 427 as constructed; thence North 55° 33' 15" West along said Highway centerline 630.61 feet to a 5/8 inch iron pin; thence South 14° 55' 45" West 528.77 feet to a 5/8 inch iron pin; thence South 05° 13' 15" West 553.13 feet to a 5/8 inch iron pin; thence continuing South 05° 13' 15" West to the northerly shore line of upper Klamath Lake; thence Southeasterly along said shore line to a point east of the True Point of Beginning; thence East to a 5/8 inch iron pin being located West 244.79 feet from the True Point of Beginning; thence East 244.79 feet to the True Point of Beginning of this description.

The above described tract of land being subject to the following described easement:

Beginning at a point on the easterly line of above described tract of land, said point being North 01° 06' 15" East a distance of 669.04 feet from the True Point of Beginning, said point being the apparent centerline of an existing railroad spur grade 21 feet in width; thence North 65° 32' 27" West along said centerline to the westerly line of said described tract of land.

EXCEPTING FROM the above described land any portion lying within the limits of the State Secondary Highway.

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 EXCEPT THE FOLLOWING:

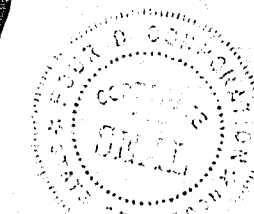
1. Rights of Governmental bodies in and to that portion of the above described property lying below the high water mark of Upper Klamath Lake.
2. Easement, including the terms and provisions thereof, from Lamm Lumber Company to The California Oregon Power Company, dated December 12, 1923, recorded January 15, 1924, in Deed Volume 63 at page 316.
3. Easement, including the terms and provisions thereof, from Lamm Lumber Company to Klamath Telephone and Telegraph Company, dated August 20, 1926, recorded August 10, 1928, in Deed Volume 82 at page 126.
4. Agreement, including the terms and provisions thereof, between Lamm Lumber Company and Southern Pacific Company, dated August 1, 1936

| | | | | | | | |
|---------------|---------------------|----------------------|---------------------|-----------------------|---------------------------------|------------------------|-------------------------------|
| 21. PHOTOCOPY | 22. MAILING ADDRESS | 23. ESTATE, CREATION | 24. NAME, (specify) | 25. JUDICIAL DIVISION | 26. JUDICIAL DIRECTOR-SIGNATURE | 27. REGISTER-SIGNATURE | 28. RESERVED FOR REGISTRATION |
|---------------|---------------------|----------------------|---------------------|-----------------------|---------------------------------|------------------------|-------------------------------|

73180

This Under
JOHN A

recd
of u
by el
descri
sequent
and that
and every
of all pe
encumbranc
The
in terms of
In com
singular incl



STATE OF OREGON
County of

Personally appear
who, being duly sworn
that the former
seal

1499

recorded September 8, 1936, in Mortgage Volume 57 at page 359. (Lease of used Railroad Rails. Provided for termination upon 30 days notice by either party to the other.)

5. Rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

6. Liens and encumbrances caused or created by the grantee subsequent to the 21st day of January, 1969,

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 \$30,000.00.

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 1st day of FEBRUARY, 1973.

FOUR D CORPORATION

By: Betty J. Doyle President

By: Kerry J. Doyle Secretary

STATE OF OREGON)
County of) ss. 1 FEBRUARY, 1973

Personally appeared BETTY J. DOYLE and KERRY J. DOYLE 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 FOUR D CORPORATION, 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.

Before me: Robert J. Adams
NOTARY PUBLIC for Oregon
My Commission expires: 5-3-76

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Transamerica Title Ins. Co.
on this 9th day of February A. D., 19 73
at 3:54 o'clock P M. and duly
recorded in Vol. M73 of Deeds
Page 1498

WM. D. MILNE, County Clerk
By Cynthia Croft Deputy.
Fee \$4.00

SENDING RETURN TO:
FAL TITLE INSURANCE COMPANY
1 S. W. STARK
HD, OREGON 97204

| | | | | | | |
|---------------|---------------------|------------------------|----------------------|--------------------------------|-------------------------|----------------------------|
| 21. PHYSICIAN | 22. MAILING ADDRESS | 23. BURIAL CREMATATION | 24. ADVIS. (Specify) | 25. FUNERAL DIRECTOR-SIGNATURE | 26. REGISTRAR-SIGNATURE | 27. RESERVED FOR REGISTRAR |
| | | | | <u>James D. Adams</u> | <u>James D. Adams</u> | |

73190

This Under
JOHN A.

Parcel

FEB 9 1973

grantor is

granted premises and except those claiming The true and actual consideration (Note the seal) In construing this deed

(SEAL)

STATE OF OREGON, County of DOUGLAS
Personally appeared JOHN A. ADAMS who, being duly sworn, each for himself and not secretary of Modoc Veneer signed and sealed in behalf of said corporation and said instrument to be its voluntary act and deed.

(Official Seal)

Note the difference between

WAR