

## WARRANTY DEED

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A-23913

<sup>6</sup>  
FRED HESS and EDITH M. HESS, husband and wife, Grantors  
a Washington Corporation,  
conveys and warrants to WEYERHAEUSER COMPANY / Grantee, the follow-  
ing described real property, free of all encumbrances, except as  
specifically set forth herein:

The NE 1/4 NE 1/4 of Section 12, Township 38  
South, Range 11 1/2 East of the Willamette  
Meridian, and the NE 1/4 NW 1/4 of Section 7,  
and Government Lot 1 of Section 7, Township  
38 South, Range 11 East of the Willamette  
Meridian.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land;

~~2. Easements and use limitations under provisions of the  
United States statutes and regulations issued thereunder;~~

~~3. Plans and assessments of Klamath Project and the Klamath  
Irrigation District, and regulations, contracts, easements, water  
and irrigation rights in connection therewith;~~

~~4. Any annual charges or assessments of Klamath Irriga-  
tion District;~~

2. The assessment roll and the tax roll disclose that  
the within described premises were specially assessed as farm land.  
If the land becomes disqualified for the special assessment under  
the statute, an additional tax may be levied for the last ten years  
or lesser number of years in which the land was subject to the  
special land use assessment;

3. Reservations and restrictions in deed from State Land  
Board to Peyton and Company, a corporation, dated August 29, 1944,  
recorded July 9, 1946, in Deed Volume 192 page 58, records of Klamath  
County, Oregon, as follows: "Reserving, however, to the State of  
Oregon all the coal and other minerals in said above described pre-  
mises together with the right to prospect for, mine and remove the  
same;"

4. Agreement, including the terms and provisions thereof,  
by and between J. P. Colahan and Gertrude B. Colahan, husband and  
wife, and Joseph M. Colahan as First parties and Christine W. Mallory  
(formerly Williams) and H. M. Mallory, wife and husband, dated May  
23, 1953, recorded March 4, 1957, in Deed Volume 290 page 163, records  
of Klamath County, Oregon.

The true consideration for this conveyance is \$105,000.00

WITNESS GRANTORS' hands this 8th day of January  
December

1974.

WARRANTY DEED, PAGE ONE.

JAN 10 2 34 PM 1974

Fred H. HessEdith M. Hess

STATE OF OREGON

County of Klamath

) ss.

January 8 1974  
~~December~~

Personally appeared FRED<sup>G.</sup> HESS and EDITH M. HESS, husband  
and wife, and acknowledged the foregoing instrument to be their  
voluntary act and deed.

BEFORE ME:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8-5-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 10th day of January A. D. 1974 at 2:54 o'clock P M., and  
duly recorded in Vol. M 74, of DEEDS on Page 306.

FEE \$ 4.00

Wm D. MILNE, County Clerk

[Signature]

WARRANTY DEED, PAGE TWO.

Weyerhaeuser  
P.O. BOX 9 - City