

86641

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WARRANTY DEED

STATE OF OREGON
COUNTY OF KLAMATH

X
: KNOW ALL MEN BY THESE PRESENTS: THAT
X

CHAMPION INTERNATIONAL CORPORATION (successor by merger to United States Plywood Corporation), a New York corporation, hereinafter called "Grantor", does hereby grant, bargain, sell and convey unto Champion Realty Corporation, a Delaware corporation, hereinafter called "Grantee", subject to the reservations, covenants, conditions and restrictions hereinafter set forth, all that certain tract or parcel of land lying and being in the County of Klamath, State of Oregon, and being more fully described on Exhibit A attached hereto and incorporated herein for all purposes.

The true and actual consideration for the transfer is \$1,300.00.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements of record, including the building and zoning ordinances, all laws, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the above described premises.

TO HAVE AND TO HOLD the above described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, its successors and assigns, forever, subject to the provisions hereof, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever

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defend the title to said premises unto the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 31st day of December, 19 73.

CHAMPION INTERNATIONAL CORPORATION

BY [Signature]

ATTEST:

BY [Signature]
Assistant Secretary

Witness

Witness

STATE OF TEXAS

X

COUNTY OF DALLAS

X

BEFORE ME, the undersigned authority, on this day personally appeared C. A. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of CHAMPION INTERNATIONAL CORPORATION, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said CHAMPION INTERNATIONAL CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of December, 19 73.

[Signature]
Notary Public in and for
Dallas County, Texas

Until a change is requested, all tax statements shall be sent to the following address:

Champion Realty
2700 South Post Oak Road, Suite 2480
Houston, Texas 77027

EXHIBIT "A" TO DEED
FROM CHAMPION INTERNATIONAL CORPORATION

A certain parcel of land lying and being in the County of Klamath, State of Oregon, to-wit:

Commencing at a point 1650 feet West of the quarter section corner common to Sections 10 and 11, Township 36 South of Range 10 East of Willamette Meridian; thence due South a distance of 1740 feet; thence West a distance of 990 feet, more or less, to the West line of said SE-1/4 of said Section 10; thence North along the West line of said SE-1/4 1740 feet to the center of said Section 10; thence East along the North line of said SE-1/4 of said Section 10, 990 feet, more or less, to the place of beginning; together with certain rights to the use of railway spur and vehicle roadway reserved to Crater Lake Lumber Company over and across lands abutting above described premises on the East and set forth in deed from Crater Lake Lumber Company to Bly Logging Company dated July 29, 1943, and of record in deed records of Klamath County, Oregon, reference to which is made for definition of said rights.

Subject to all rights of way for roadways and/or railways of record or apparent on the land.

Subject to right of way for pole line conveyed by Crater Lake Lumber Company to The California Oregon Power Company by deed dated January 6, 1940, recorded February 23, 1940 on page 271 of Vol. 127 of Deeds, Records of Klamath County, Oregon.

Being the same land conveyed to United States Plywood Corporation by deed dated August 4, 1955 and recorded August 16, 1955, on Page 464 of Volume 276 of Deeds, Records of Klamath County, Oregon.

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
DAVIES, BIGGS, STRAYER, STEEL & BAILEY
on this 7th day of March A. D. 1974
at 10:57 o'clock A. M. and duly
recorded in Vol. M. 74 of DEEDS
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WM. D. MILNE, County Clerk

By *[Signature]* Deputy.
Fee \$4.00

Ref: Davies, Biggs, Strayer, Steel & Bailey
900 - S.W. 5th
Portland Ore 97204
attn: Daniel B. Miller