

88-6441 WARRANTY DEED AND EASEMENT

JOHN A. MARSHALL and WILLIAM F. MARSHALL, hereinafter called Grantors,
for the consideration hereinafter stated, do hereby grant, bargain, sell and
convey unto WEYERHAEUSER COMPANY, a Washington Corporation, hereinafter called
Grantee and Grantee's successors and assigns, that certain real property, with
the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the County of Klamath, State of Oregon, described as fol-
lows:

IN TOWNSHIP 37 SOUTH, RANGE 9 EAST, W.M.,
the following subdivisions of Section 26:

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$,
The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$,
The E $\frac{1}{2}$ of the SW $\frac{1}{4}$,
The N $\frac{1}{2}$ of the SE $\frac{1}{4}$, and
The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$;

ALSO, the following subdivisions of Section 35:"

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$,
The E $\frac{1}{2}$ of the NW $\frac{1}{4}$,
The E $\frac{1}{2}$ of the SW $\frac{1}{4}$, and
The SE $\frac{1}{4}$;

ALSO, the SW $\frac{1}{4}$ of Section 36; and

IN TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M.:

Lot 3 (Fr. NE $\frac{1}{4}$ of NW $\frac{1}{4}$) in Section 2.

SUBJECT TO: Classification of the property as reforestation land
requiring payment of yield tax when timber thereon is cut; Rights,
if any, of others in and to any portion of the premises lying within
roads and highways; Easements and rights of way of record or apparent
on the land, if any; and to taxes for the 1974-75 tax year which
are now a lien but not yet payable.

As part of the consideration hereof, Grantors also grant, bargain and sell
unto Grantee and Grantee's successors and assigns, their perpetual, nonexclu-
sive right and easement heretofore reserved by Grantors in Deed recorded in
Deed Volume M-74, page 6781, to use the existing roadway extending North-
easterly from the East line of the Southwest Quarter of Section 36, Township
37 South, Range 9 East, W.M., across the East Half of Section 36 and the
Southeast Quarter of the Southeast Quarter of Section 25 to its intersection
with a public road at the Northwest corner of the Southwest Quarter of the
Southwest Quarter of Section 30, Township 37 South, Range 10 East, W.M.,

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GANONG, BISEMORE
ATTORNEYS AT LAW
408 MAIN STREET
KLAMATH FALLS, ORE.
97601

AUG 14 3 55 PM 1974

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1 RESERVING perpetually unto the Grantors, their heirs and assigns, the right to
2 continue the use of said easement,

3 TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's success-
4 ors and assigns forever.

5 And said Grantors hereby covenant to and with said Grantee and Grantee's
6 successors and assigns, that Grantors are lawfully seized in fee simple of the
7 above granted premises, as tenants in common, free from all encumbrances, except
8 those set forth above, and that Grantors will warrant and forever defend the
9 above granted premises and every part and parcel thereof against the lawful
10 claims and demands of all persons whomsoever, except those claiming under the
11 above described encumbrances.

12 The true and actual consideration paid for this transfer, stated in terms
13 of dollars, is \$276,000.00.

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

16 Dated this 1st day of August, 1974.

17 John A Marshall
18 William F. Marshall

19 STATE OF OREGON)
20) ss.
21 County of Klamath)

August 14th, 1974.

22 PERSONALLY appeared the above named John A. Marshall and William F. Mar-
23 shall, and acknowledged the foregoing instrument to be their voluntary act and
24 deed.

25 Before me:

John D. Goehner
Notary Public for Oregon

26 (SEAL)

27 My commission expires: 11/25/76

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

Address: Weverhaeuser Company Box C, Jacoma, Wn. 98401

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 14th day of AUGUST A. D. 19 74 at 3:55 o'clock P. M., and duly recorded in
Vol. 1174 of DEEDS on Page 9916

FEE \$ 11.00

WILL D. MIBNE, County Clerk

By Harold Dray Deputy

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638 MAIN STREET
KLAMATH FALLS, ORE.
97601

Return Weverhaeuser Company, P.O. Box 9, City 97601