

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS M. BENNETT, GLADYS P. BUHRIG, CHARLES T. BENNETT and JOSEPHINE P. BENNETT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by - WEYERHAEUSER COMPANY, a Washington corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Taxes for the fiscal year 1975-'76, a lien, not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as set forth above

and that

grantor will warrant and forever defend the said 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 \$ 98,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of August, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Gladys P. Buhrig  
Josephine P. Bennett  
Charles T. Bennett  
Francis M. Bennett

STATE OF OREGON,  
County of Klamath  
August 6, 1975

STATE OF OREGON, County of Klamath, ss.  
1975

Personally appeared the above named Francis M. Bennett, Gladys P. Buhrig, Charles T. Bennett & Josephine P. Bennett and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_ 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: *W. Arlene Addington*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-21-77

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to: *Weyerhaeuser Company*  
*P.O. Box 9*  
*Klamath Falls, OR 97601*

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer  
Deputy

5284

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Lots 12 thru 20 of Block 13 of MIDLAND; All Block 12 EXCEPT Lot 3 thereof; Tracts 46 thru 71 of FIRST ADDITION TO MIDLAND; Lots 1, 13, 14 & 15 of Block 6; Lots 1 thru 16 of Block 7; Lots 1 thru 16 of Block 8; Lots 1 thru 7 & Lots 9 thru 16, Block 9; Lots 15 & 16 of Block 10; Lots 1 thru 6 & Lots 8 thru 15 of Block 11; Lots 1 thru 16 of Block 12; Lots 1 thru 16 of Block 13; Lots 1 thru 8 of Block 14; Lots 1 thru 8 of Block 15; Lots 1 thru 8 of Block 16, all of MIDLAND HEIGHTS ADDITION TO MIDLAND. (Those portions of the above described plats being now vacated)

TOGETHER WITH those portions of the vacated streets and alleys included in and adjacent to the plats in the herein above description innuring thereto by law.

EXCEPTING THEREFROM parcel deeded to Charles Raymond Gray and Grace Ellen Gray, husband and wife, by deed dated July 18, 1958, recorded July 23, 1958 in Volume 301 at page 216, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion of above described tract of land conveyed to the State Highway Department by deed recorded March 13, 1969 in Book M-69 at page 1827, Microfilm Records.

The NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 40 South, Range 9 East of the Willamette Meridian.

TOGETHER WITH a 60 foot easement as described in Book M-69 at page 1827, Microfilm Records, between Bonnetts and the State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 8th day of August A.D. 1975 at 2:25 o'clock P.M., and  
duly recorded in Vol. M 75, of DEEDS on Page 9283  
FEE \$ 6.00

W. D. MILNE, County Clerk

By *Hazel L. Hargis*