

6591 38-9890

WARRANTY DEED

Vol. 75 Page 13448

FOR VALUE RECEIVED, JACK BIWER, as his separate estate, herein referred to as Grantor, hereby grants, bargains, sells and conveys unto WEYERHAEUSER COMPANY, a Washington corporation, herein referred to as Grantee, the following described real property, with tenements, hereditaments, and appurtenances, to-wit:

All that portion of the East Half of Northwest Quarter ($E\frac{1}{2}$ of $NW\frac{1}{4}$) of Section Twenty-three (23), Township Thirty-nine (39) South, Range Eight (8) East of the Willamette Meridian, lying South of the Klamath Falls-Ashland Highway, EXCEPT the following described parcel:

Beginning at a point 26 feet Southwesterly from the North and South center line of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, which intersects with the South side of the Klamath Falls-Ashland Highway; thence in a Southwesterly direction to a point 396 feet from the starting point; thence South at right angles to said Highway 330 feet; thence in an Easterly direction 132 feet parallel with the Highway, more or less, to intersection with a line parallel to the North and South center line and distant 24 feet West therefrom; thence North to the place of beginning, in Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises unto said Grantee, its successors and assigns forever. And the said Grantor hereby covenants that he is lawfully seized in fee simple of said premises; that they are free from all incumbrances EXCEPT, (1) taxes for the fiscal year 1975-76, (2) easement in favor of The California-Oregon Power Co., created by instrument dated September 20, 1926, and recorded March 20, 1926, in Book 69, page 383, and that he will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is the exchange of other property.

DATED this 16th day of October, 1975.

Jack Biwer
Jack Biwer

STATE OF OREGON }
County of Klamath } ss.

13449

October 16, 1975

Personally appeared the above named JACK BOWER and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

L. D. Felt
Notary Public for Oregon

My Commission Expires:

April 16, 1978

Return & Tapes
Weyerhaeuser Co.
P.O. Box 9
City



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 28th day of OCTOBER A.D. 1975 at 10:46

duly recorded in Vol. M 75 of DEEDS on Page 13448

FEES \$ 6.00

W. D. MILLER County Clerk

By Hazel Drazile