

12082

WARRANTY DEED

4645

In
Vol. 76 Page

BOISE CASCADE CORPORATION, a Delaware corporation, Grantor,
conveys to GEORGIA-PACIFIC CORPORATION, a Georgia corporation,
Grantee, the following described real property:

All the following described real property situate
in Klamath County, Oregon:

That portion of the NW 1/4 SE 1/4 lying Easterly
of the Railroad right-of-way in Section 17, Township
28 South, Range 8 East of the Willamette Meridian
in Klamath County, Oregon, EXCEPT THEREFROM the
following portion conveyed to Midstate Electric:

Beginning at a point 697 feet South and 1948 feet
West of the one-quarter corner common to Sections
16 and 17, Township 28 South, Range 8 East, Willamette
Meridian, Klamath County, Oregon, said point being
the Northeast corner of an eight-foot cyclone
fence in the NW 1/4 SE 1/4 of said Section 17;
thence South 14° West 40.0 feet; thence North
76° West 40.0 feet; thence North 14° East 40.0
feet; thence South 76° East 40.0 feet to the point
of beginning.

ALSO, the SW 1/4 SE 1/4 of Section 17, Township
28 South, Range 8 East of the Willamette Meridian,
EXCEPT THEREFROM that portion lying within the
right-of-way of Southern Pacific Company.

All that part of the NE 1/4 of the SE 1/4, Section
17, Township 28 South, Range 8 East, W.M., Klamath
County, Oregon, as lies Westerly of the Westerly
line of that certain property conveyed to the
United States of America by deed recorded June
7, 1969, as instrument No. 32570 in Volume M 69,
Page 4757 and Westerly and Northerly of the Easterly
and Southerly line of that certain easement conveyed
to Midstate Electric Cooperative, Inc. by Boise
Cascade Corporation by deed recorded October 20,
1970, as instrument No. 45873, Volume M 70, Page
9353.

SUBJECT TO THE FOLLOWING:

1. Limited access in Deed to State of Oregon,
recorded February 9, 1956, in Volume 281, Page 28,
Deed Records of Klamath County, Oregon.
2. Right of the public in and to any portion of
said premises lying within the limits of roads
and highways.
3. Reservations and restrictions contained in
deed from Denver W. Parks and Mildred A. Parks,
husband and wife, to Iron Mountain Lumber, Inc.,
a corporation, dated May 7, 1959, recorded May
25, 1959, Deed Volume 312, Page 609, records of
Klamath County, Oregon, as follows: "Grantors
reserve unto themselves, their heirs and assigns
forever, all minerals of every kind, upon or in
the above-described real property."

4. Easement granted to Midstate Electric Cooperative, Inc. by deed recorded October 20, 1970, as instrument No. 45873 in Volume M 70, Page 9353, Records of Klamath County, Oregon.

5. Reservation of D. D. Liskey and Mabel Liskey, husband and wife, and Maude E. Liskey, individually and as Executrix of the estate of Dave Liskey in deed to St. Helens Pulp and Paper Company reserving all minerals, including pumice, together with the rights there set forth recorded August 17, 1949, in Deed Book Volume 233, Page 334.

6. Lease from St. Helens Pulp and Paper Company to A. W. Arnold and Maude E. Liskey, as Executrix of the estate of Dave Liskey, for a term of ninety-nine years as set forth in lease recorded August 17, 1949, Deed Book Volume 233, Page 345.

and Grantor covenants that it is the owner of the above-described property free and clear of all encumbrances except as above stated and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Hundred Sixty-Eight Thousand Nine Hundred Sixty and no/100 Dollars (\$168,960.00).

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

Georgia-Pacific Corporation
900 S. W. Fifth Avenue
Portland, Oregon 97204

Attention: Mr. H. E. Sand
Executive Vice President

Dated this 31st day of March, 1976.

BOISE CASCADE CORPORATION

ATTEST:

By [Signature]
Assistant Secretary

By [Signature]
EXECUTIVE Vice President

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

I hereby certify that the within instrument was received and filed for record on the 10 day of June, A.D., 1975 at 1:45 o'clock P.M., and duly recorded in Vol. 100, of 100 on Page 445. WM. D. MILNE, County Clerk

WM. D. MILNE, County Clerk

By Hazel L. Hazel Deputy