

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH DEVELOPMENT COMPANY, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KLAMATH RIVER ACRES OF OREG., Ltd., an Oregon Limited Partnership, hereinafter called 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:

Parcel 1

The Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 22 Township 39 S. R. 7 E.W.M.

Parcel 2

The Southeast quarter of the Southeast quarter of Section 24 Township 39 South, Range 7 E.W.M.

Parcel 3

The Southwest quarter of Section 25 and the East half of the East half of Section 25 all in Township 39 S. R. 7 E.W.M., saving and excepting therefrom the following described parcels:

A portion of the NE 1/4 of the SE 1/4 beginning at an iron pipe on the East line of Section 25 Township 39 S.R. 7 E.W.M., from which the East quarter corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of said Section 25, 622.3 feet to an iron pipe; thence West 490.0 feet to an iron pipe; thence North and parallel to the East line of said Section 25 a distance of 622.3 feet to an iron pipe; thence East 490.0 feet, more or less, to the point of beginning. Said parcel was conveyed to Albert Morehouse and Diane Morehouse by Deed Vol. 334, page 439.

Also saving and excepting portion conveyed to Russell A. Harrison and Barbara A. Harrison by Deed M-65, page 2515, being a portion of the SE 1/4 of the SE 1/4 beginning at the iron pin marking the intersection of the West line of the Southeast quarter of the Southeast quarter of said Section 25; and the Southerly right of way line of the County Road known as the Clover Creek Road from which the Southwest corner of said Southeast quarter of the Southeast quarter of said Section 25 bears South 0°12'12" East 1114.31 feet distant; thence South 56°03'40" East along the Southerly right of way of said Clover Creek Road 946.32 feet, more or less, to the Westerly right of way of an old County Road; thence along the Westerly right of way of the Old County Road, South 35°06' West 346.50 feet; thence South 71°50' West 204.45 feet; thence South 86°02'11" West 387.86 feet to the West line of the said Southeast quarter of the Southeast quarter of said Section 25; thence North 0°12'12" West 906.09 feet, more or less, to the point of beginning, containing 9.97 acres, more or less.

Also saving and excepting any portion of the SE 1/4 SE 1/4 lying within the following described parcel conveyed to Ray B. Wood and Carolyn A. Wood by Deed M-66, page 10030: Beginning at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 25; and running thence North 0°12'12" West along the West line of said SE 1/4 SE 1/4 152.93 feet to the Southerly right of way of the Klamath River Road; thence North 86°02'11" East 170.36 feet; thence South 0°12'12" East 250.76 feet; thence South 89°47'48" West 170.0 feet, more or less, to the West line of the NE 1/4 of the NE 1/4 of Section 36 Twp. 39 S.R. 7 E.W.M.; thence Northerly along the said West line 97.73 feet, more or less, to the point of beginning.

Also saving and excepting portion sold under contract of sale as disclosed by the Klamath County Assessor's records to H. Dean Mason and Joan C. Mason, beginning at the iron pipe marking the Northwest corner of that tract of land conveyed to Al Morehouse by Deed Vol. 334, page 439, said iron pipe being North 0°00'58" West 2069.25 feet and South 89°59'02" West 490.00 feet distant from the Southeast corner of Section 25 Township 39 S.R. 7 E.W.M.; thence continuing South 89°59'02" West 858.12 feet, more or less, to the West line of the East half of the Southeast quarter of said Section 25; thence South 0°12'12" East along said West line 958.38 feet, more or less, to the Northerly line of the Clover Creek Road; thence South 56°03'40" East along said Northerly right of way to a point which measured at right angles, is 490 feet West of the East line of Section 25; thence North 0°00'58" West 1524.11 feet, more or less, to the point of beginning.

Also saving and excepting a strip of land 66 feet in width as conveyed to Weyerhaeuser Timber Company across the S 1/2 SW 1/4 by Deed Vol. 82, page 76, and Deed Vol. 288, page 558.

Also saving and excepting the remainder of said SW 1/4 lying South of said strip conveyed to Weyerhaeuser Timber Company by Deed Vol. 82, page 76.

Also saving and excepting from the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 25, 5.77 acres deeded for railroad purposes as disclosed by Deed Vol. 98, page 218. Note: We are unable to find a deed of record for said 5.77 acres. See copy of Deed Vol. 98, page 218.

Also saving and excepting from the SE 1/4 SE 1/4 of Section 25 that portion conveyed to Klamath County by Deed Vol. 330, page 83, being a strip of land 60 feet in width.

Also saving and excepting a strip of land 100 feet wide across the SW 1/4 of Section 25 as conveyed to Klamath County by Deed Vol. 358, page 435.

Parcel 4

The Southeast quarter of the Southeast quarter of Section 26 Township 39 South, Range 7 E.W.M.

Parcel 5

The Northeast quarter of the Northeast quarter of Section 35 Township 39 S.R. 7 E.W.M.

SAVING AND EXCEPTING from parcels 4 and 5 a strip of land 66 feet in width conveyed to Weyerhaeuser Timber Company by Deed Vol. 288, page 558, records of Klamath County, Oregon.

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Parcel 6

The North 319 feet of Lot 5; all that portion of Lot 6 lying Northerly of the following described line: Commencing at a point located on the line between Government Lots 5 and 6, said point being located South 0°03'07" West, 319.0 feet from the North quarter corner of Section 36; thence South 89°43'16" East, 620.0 feet to a point; thence in a southeasterly direction to the northwest corner of Lot 7; the NE 1/4 of the NE 1/4, all in Section 36 Township 39 South, Range 7 E., W.M.

Saving and Excepting therefrom that portion of Lot 6 and the NE 1/4 of the NE 1/4 of said Section 36 lying within the following described parcel of land: A tract of land situate in the SE 1/4 of the SE 1/4 of Section 25 and the N 1/2 of the NE 1/4 of Section 36 Township 39 S., R. 7 E., W.M., more particularly described as follows: Beginning at the intersection of the Northerly right of way line of the Weyerhaeuser Logging Road and the Southerly line of the Right of way of the Old Klamath River Road from which the Southwest corner of the SE 1/4 of the SE 1/4 of Section 25 said township and range bears North 80°13'20" East 805.80 feet distant; thence North 69°29' East along the Southerly right of way of the Klamath River Road, 396.33 feet to the North line of Section 36 Twp. 39 S., R. 7 E., W.M.; thence South 89°43'16" East 422.91 feet to the Southwest corner of said SE 1/4 of the SE 1/4 of said Section 25; thence North 0°12'12" West 148.09 feet to the Southerly right of way of the said Klamath River Road; thence North 86°02'11" East along said right of way 302.82 feet; thence South 33°29' East 608.53 feet, more or less to the Northerly right of way line of the Weyerhaeuser Logging Road; thence along the said Northerly right of way in a Westerly direction to the point of beginning.

Also saving and excepting therefrom a strip of land 66 feet in width conveyed to Weyerhaeuser Timber Company by deed recorded January 3, 1929, Vol. 85, page 104, Deed records of Klamath County, Oregon.

Parcel 7

The SE 1/4 SW 1/4; the W 1/2 SW 1/4; the SW 1/4 NW 1/4; the NE 1/4 NW 1/4; all in Section 30 Township 39 S. R. 8 E. W. M., saving and excepting from the W 1/2 SW 1/4 a strip of land 100 feet wide conveyed to Klamath County by Deed Vol. 330, page 222.

Parcel 8

The Northwest quarter of Section 31 Township 39 South, Range 8 East, Willamette Meridian, SAVING AND EXCEPTING THEREFROM the following described parcels:

Beginning at a point on the East line of said Northwest quarter from which the long established Southeast corner of the NE 1/4 NW 1/4 of said Section 31 bears South 0°21'40" East 648.11 feet distant; thence South 43°08' West 1012.81 feet, more or less, to the Northeasterly right of way line of the County Road as described in Deed Vol. 330, at page 222, records of Klamath County, Oregon; thence along the said Northeasterly right of way line South 46°52' East to the East line of said Northwest quarter; thence North along said East line to the point of beginning.

Also saving and excepting beginning at the intersection of the Southerly line of the Old Spencer Creek Road and a line running South 44°10' West from a point 6.85 chains North of the Southeast corner of the SE 1/4 NW 1/4 of said Section 31 Township 39 S.R. 8 E.W.M. and running thence Northwesterly along said Southerly line of the Old Spencer Creek Road 120 feet; thence South 44°10' West 223 feet; thence Southeasterly parallel to the Southerly line of Old Spencer Creek Road 120 feet; thence North 44°10' East 223 feet to the point of beginning, said parcel being conveyed by Deed Vol. 148, page 77, records of Klamath County, Oregon.

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Parcel 9

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Also saving and excepting portion conveyed by Deed Vol. 224, page 19, records of Klamath County, Oregon, beginning at a point in the NE 1/4 SW 1/4 of Section 31 Township 39 S., R. 8 E.W.M. which point is on the Westerly right of way line of the old Klamath Falls-Keno County Road, and which point of beginning is located North 89°57' West 309.0 feet and thence South 45°42' West, 142.3 feet from the center one quarter corner of said Section 31; thence South 45°42' West, along the Westerly right of way of said County road, 144.4 feet to the most Easterly corner of a parcel of land deeded by Hobart L. Coffelt to P. M. Short and described in Klamath County Deed Records Vol. 187, page 106; thence North 68°46' West (North 67°50' West, according to above mentioned deed) a distance of 339.3 feet to the most Northerly corner of said P. M. Short parcel; thence North 51°14' East, 743.9 feet to the most Westerly corner of a parcel of land deeded to E. M. Large and described in deed recorded in Klamath County Deed Records, Vol. 148, page 77; thence South 45°03' East, along the Southwesterly line of the E. M. Large parcel a distance of 120 feet, to the Westerly line of land deeded to D. J. Puckett, and described in a deed recorded in Klamath County Deed Records Vol. 82, page 352; thence South 44°10' West along the Westerly line of said D. J. Puckett property, a distance of 415.9 feet; thence South 23°00' East, 113.9 feet to the point of beginning; being a parcel of land in the SE 1/4 NW 1/4 and the NE 1/4 SW 1/4 of Section 31 Township 39 S.R. 8 E.W.M.

Also saving and excepting that portion described in Deed Vol. 290, page 604 beginning at a point on the Northwesterly line of the Old Klamath Falls-Keno County Road, sometimes known as the Klamath River Wagon Road, which point is at the intersection of said road line with a line long established and recognized by usage and deed, described as the North and South center line of Section 31 Township 39 S.R. 8 E.W.M., and which point of beginning is North 1°10' West 294.7 feet from an iron pipe marking the center corner of said Section 31; thence North 1°10' West along the center line of said Section 31 a distance of 168.50 feet to a point on the Southwesterly line of the Old Spencer Creek County Road; thence South 44°10' West 9.68 chains (638.88) feet; thence South 23°00' East, 113.9 feet to a point on the Northwesterly line of said Klamath Falls-Keno Road; thence North 45°42' East 564.5 feet to the point of beginning; being a portion of the West half of Section 31 Township 39 S.R. 8 E.W.M., and being a portion of the land conveyed by Weyerhaeuser Timber Company to D. L. Puckett by Deed Vol. 82, page 352, records of Klamath County, Oregon.

Also saving and excepting portion conveyed to Weyerhaeuser Timber Co. by Deed Vol. 78, page 598, described as follows: A strip of land 66 feet in width lying 33 feet on each side of a center line as now staked on the ground, described as follows: Beginning at a point on the West line of Section 31 Township 39 S.R. 8 E.W.M., distant 1570 feet, more or less, South of the Northwest corner of said Section; thence South 22°37' East a distance of 1036.32 feet; thence along the arc of a 4° curve to the left a distance of 824.58 feet; thence South 62°35' East a distance of 691.10 feet, more or less, to a point on the West boundary of old County Road right of way, and containing 3.87 acres, more or less.

Also saving and excepting that parcel of land 100 feet wide conveyed to Klamath County for road by Deed Vol. 330, page 222.

Also saving and excepting all that portion of the SE 1/4 NW 1/4 lying South and East of the property described in Deed Vol. 290, page 604 above.

Parcel 9

All that portion of the NE 1/4 SW 1/4 and Lot 2 lying on the Northerly side of the County road leading from Klamath Falls to Keno in Section 31 Township 39 South, Range 8 E.W.M. SAVING AND EXCEPTING the following described parcels:

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Portion conveyed to Ruben Broyles et ux by Deed Vol. 58, page 591, beginning at a point on the meander line of the North or right bank of Klamath River in Section 31 Township 39 S.R. 8 E.W.M., from which the meander corner on the North and South township line between townships 39 South, ranges 7 and 8 East, bears North 43°45' West 19.00 chains distant; thence North 83°30' East 8.00 chains; thence South 36°30' East 10.0 chains to the center of the Klamath Falls and Keno public wagon road; thence South 25°15' West along said wagon road 9.00 chains to said meander line, at east end of Keno bridge; thence North 36°30' West down stream, along said meander line, 14.30 chains to the place of beginning, containing 9.72 acres, more or less.

Portion conveyed to K. L. Long by deed Vol. 90, page 620, beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, Oregon, at the intersection of said line of road and the Northerly right of way line of the Weyerhaeuser Timber Company's logging road as same is now constructed; thence Northeasterly along the West line of said old road 306.50 feet to the point of beginning of the land herein conveyed; thence North 67°50' West at right angles to said County road 296.45 feet; thence North 22°10' East 141 feet; thence South 67°50' East 333.45 feet to the Westerly line of said County road; thence Southwesterly along said line of road to the point of beginning, containing 1 acre, more or less, in the NE 1/4 SW 1/4 of Section 31 Township 39 S. R. 8 E.W.M.

Portion conveyed to California Oregon Power Company by deed Vol. 90, page 340, beginning at a point on the section line which bears South 111.4 feet from the quarter corner on the West boundary of Section 31 Township 39 S.R. 8 E.W.M.; thence South 44°01' East 1316.7 feet to a point on the Northerly boundary of said Riverside Addition to the low water line on the North bank of the Klamath River; thence Northwesterly along the low water line on the North bank of the Klamath River down stream to a point on the West boundary line of said Section 31; thence 82.0 feet, more or less, North along said section line to the point of beginning and containing 1.5 acres, more or less. Also a strip of land 40 feet wide extending along the Westerly line of Riverside Addition to Keno, Oregon, from the Northerly line of Broyles Avenue to the Northerly line of the above described premises, said strip to be used as a right of way for ingress and egress to and from the above described premises.

Portion conveyed to The California Oregon Power Company, by Deed Vol. 95, page 428, beginning at a point on the range line between Section 31 Township 39 S.R. 8 E.W.M., and Section 36 Township 39 S.R. 7 E.W.M., 40.6 feet South of the quarter corner between Sections 31 and 36 on said range line; thence South along said range line 71.6 feet to a point which is the most Northerly point of the tract of land conveyed by grantors to the grantee by deed dated May 29, 1930 and recorded in Vol. 90, page 340, of deed records of Klamath County, Oregon; thence South 44°00' East along the Northerly boundary of said tract 572.6 feet to a point; thence North 59°59' East 51.5 feet to a point; thence North 44°00' West 636.4 feet, more or less, to point of beginning, containing .693 acre, more or less.

That portion conveyed by Deed Vol. 100, page 213, beginning at a point on the Westerly line of the Old Road leading from Klamath Falls, to Keno, Oregon, at the intersection of said line of road and the Northerly right of way line of the Weyerhaeuser Timber Co.'s logging road as same is now constructed; thence Northeasterly along the West line of said old road 306.50 feet; thence North 67°50' West at right angles to said road 296.45 feet; thence South 22°10' West 281.56 feet to said railroad right of way; thence Southeast along said railroad right of way to the place of beginning, containing 2 acres, more or less, in the NE 1/4 SW 1/4 Section 31.

That portion conveyed to Harold Robert Warner, Jr., by Deed Vol. 293, page 274, beginning at the Northeast corner of Lot 1, Block 1, Riverside Addition to the City of Keno, Oregon, said point being on the Westerly boundary of the Ashland-Klamath Falls, Highway; thence North 25°15' East along said boundary a distance of 68.0 feet; thence North 42°05' West a distance of 434.8 feet to a point that bears North 25°15' East a distance of 20.0 feet from the Northwest corner of Lot 4, Block 1, Riverside Addition

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to the City of Keno, Oregon; thence South 25°15' West a distance of 20.0 feet to the Northwest corner of said Lot 4; thence South 36°30' East along the Northeasterly boundary of said Riverside Addition to Keno, Oregon, a distance of 455.5 feet, more or less, to the point of beginning. The above described tract of land contains 0.41 acres, more or less.

That portion conveyed to John Wendal Powell et ux., by deed Vol. 334, page 479, beginning at an iron pin on the Northeasterly line of that tract of land described in Deed Vol. 293, page 274, Klamath County Deed Records, said point being South 55°26'30" East a distance of 1794.05 feet from the West one-fourth corner of said Section 31; thence South 42°14' East along the Northeasterly line of that tract of land described in said Deed Record a distance of 301.77 feet to an iron pin on the Westerly boundary of the old County Road; thence North 21°12' East along the Westerly boundary of the old County Road a distance of 160.0 feet to an iron pin; thence North 52°19' West a distance of 533.44 feet to an iron pin; thence Southwesterly a distance of 50.0 feet, more or less, to the most Northerly corner of "Riverside Addition to Keno," according to the duly recorded plat thereof; thence Southeasterly along the Easterly boundary of said "Riverside Addition to Keno" a distance of 204.5 feet to the most Northerly corner of Lot 4, Block 1, said "Riverside Addition to Keno," said point being the most Westerly corner of that tract of land described in the aforementioned Deed Record; thence Northeasterly along the Northwestern boundary of that tract of land described in said Deed Record a distance of 20.0 feet to the most Northerly corner thereof; thence South 42°14' East along the Northeasterly boundary of that tract of land described in said Deed Record to the point of beginning.

That portion included in the description of the parcel conveyed by

Deed Vol. 224, page 19, described in Parcel 8 above.

That portion included in the strip of land 66 feet in width conveyed to Weyerhaeuser Timber Co. by Deed Vol. 78, page 598, described in Parcel 8 above.

PARCEL I.

That portion of the South Half of the South Half of the Southwest Quarter (S½ of S½ of SW¼) of Section Twenty-five (25), Township Thirty-nine (39) South, Range Seven (7) East, W. M., lying South of the Southerly line of that certain 66-foot wide strip of land, hereinafter called "Road S", conveyed to Weyerhaeuser Timber Company by deed recorded July 25, 1928 in Book 82, page 76, of Klamath County Deed Records.

PARCEL II.

That portion of the South Half of the Southwest Quarter (S½ of SW¼) of Section Twenty-five (25), Township Thirty-nine (39) South, Range Seven (7) East, W. M., lying South of that certain 66-foot wide strip of land, hereinafter called "Road M", conveyed to Weyerhaeuser Timber Company by deed recorded December 21, 1956 in Volume 288, page 558, of Klamath County Deed Records.

EASEMENT PARCEL

A 60-foot wide strip of land upon, over and across that portion of "Road S" lying between Parcels I. and II., North of a line that is 99 feet Southerly from and parallel with the extended centerlines of "Road S" and "Road M" as projected to juncture at Engineer's Station 432+00 on the "Road S" centerline with Engineer's Station 0+00 on the "Road M" centerline, according to the survey plat, marked "Exhibit A" and attached to said deed recorded December 21, 1956 in Volume 288 of Deeds, page 558, Klamath County Records, and South of a line that is parallel with and 33 feet Southerly from said extended centerlines, said Easement Parcel being located approximately as shown on "Exhibit B" hereof.

SAVING AND EXCEPT any portion of above-described premises previously conveyed.

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 easements and restrictions of record or apparent on the face of the land, and subject to any outstanding contract of sale on any portion thereof previously plotted, and that grantor will warrant and forever defend the above granted 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 \$150,000.00.

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

Done by order of the grantor's board of directors, with its corporate seal affixed this 11th day of April, 1968.

KLAMATH DEVELOPMENT COMPANY

By Lois M. Thomas Vice-President

By J. K. Thomas Secretary

April 11, 1968

Personally appeared LOIS M. THOMAS and J. K. THOMAS who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice-President and that the latter is the Secretary of KLAMATH DEVELOPMENT COMPANY, 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:
NOTARY PUBLIC FOR OREGON
My Commission Expires:

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of _____
this _____ day of _____ A. D. 19____ at _____ o'clock _____ M., and
duly recorded in Vol. _____, of _____ on Page _____
Wm D. MILNE, County Clerk
[Signature]

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