

WARRANTY DEED

MAYWOOD INDUSTRIES OF OREGON, INC., a Texas corporation, as Grantor, conveys and warrants to the ECONOMIC DEVELOPMENT COMMISSION OF THE STATE OF OREGON, acting as the designee of the State Treasurer and for itself and on behalf of the Economic Development Department of the State of Oregon, as Grantee, the following described real property free of encumbrances except as specifically set forth herein and situated in Klamath County, Oregon, to-wit:

A 20-acre tract of land situated in the E1/2, Section 4, Township 39 S., R. 9 E.W.M., including a portion of Lot 2, Block 2, Tract 1080, WASHBURN PARK, more particularly described as follows: Beginning at a point on the westerly line of an existing 10-foot South Suburban Sanitary District sewer easement, from which the SW corner of Lot 2, Block 2, said Tract 1080, bears N. 08°08'39" E. a distance of 270.55 feet and the E. quarter corner of said Section 4 bears N. 77°03'46" E. a distance of 562.46 feet; thence N. 00°06'43" W. along the said W. easement line 973.79 feet to a point which is 230.00 feet from, measured at right angles to, the southerly right of way line of the O.C. & E. Railroad; thence N. 66°51'15" W. parallel to and 230.00 feet from the said southerly right of way line 973.79 feet; thence S. 00°06'43" E. parallel to said sewer easement 973.79 feet; thence S. 66°51'15" E. parallel to said southerly railroad right of way line 973.79 feet to the point of beginning, with bearings based on said Tract 1080, Washburn Park.

TOGETHER WITH a non-exclusive right of way for ingress to and exit from the above-described real property along and upon a 60-foot wide strip of land, more particularly described as follows: Beginning at the SW corner of Block 2, Tract 1080, Washburn Park; thence along the arc of a curve to the right (radius point bears N. 00°04'50" W. 27.14 feet, central angle = 84°48'27") 42.54 feet to the easterly right of way line of a sewer easement; thence N. 00°06'43" W. along said easement 255.37 feet; thence S. 89°53'17" W. 10.00 feet to a 5/8 inch iron pin; thence N. 66°51'15" W. 54.42 feet; thence S. 00°06'43" E. 363.71 feet; thence S. 89°55'10" E. 86.85 feet to the NW corner of Block 6, said Tract 1080; thence N. 00°04'50" E. 60.00 feet to the point of beginning, with bearings based on said Tract 1080.

The property is free from encumbrances except:

1. Provisions in the dedication of Enterprise Tracts providing that Dedicators reserve the perpetual right to construct utility lines in roads and streets shown on the plat, including any vacated streets therein.

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2. Easements granted to California Oregon Power company permitting control of water level of Klamath River and Lake Ewauna, including the terms and provisions thereof, as set forth in Deed Books 96 at page 432 and 104 at page 350.

3. Reservations and conditions, including the terms and provisions thereof, as set forth in deed from Enterprise Land and Investment to S. O. Johnson, recorded in Deed Book 59 at page 387. These provisions were modified by releases recorded in Deed Books 99 at page 18 and 97 at page 604.

4. Sixty foot and one hundred foot access road easements, including the terms and provisions thereof, granted to South Suburban Sanitary District by Deed recorded November 5, 1958, in Deed Book 306 at page 84.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : June 17, 1952 Book: 255 Page: 251

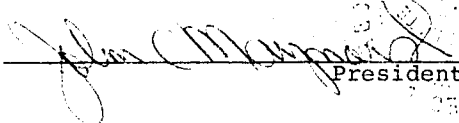
6. An easement created by instrument, including the terms and provisions thereof,  
Dated : January 30, 1976  
Recorded : February 20, 1976 Book: M-76 Page: 2367  
In favor of : Pacific Power and Light Company  
For : Electric transmission and distribution

The true consideration for this conveyance is Two Million Six Hundred Thousand Dollars (\$2,600,000.), which is the whole consideration.

DATED this 16<sup>th</sup> day of April, 1976.

MAYWOOD INDUSTRIES OF OREGON, INC.

By

  
President

5720

STATE OF Texas )  
County of Potter ) ss.

April 16, 1976

Personally appeared JOHN C. MAYNARD who, being duly sworn, did say that he is the president of Maywood Industries of Oregon, Inc., 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Frances Morrow  
Notary Public for Potter County, Texas.  
My Commission expires: June 1, 1977

STATE OF OREGON, COUNTY OF KLAMATH; ss.

For record at request of TRANSAMERICA TITLE INS. CO  
this 21st day of APRIL, 1976, at 8:47 AM.

Filed for record in Vol. M 76, of DEEDS, at 5718

FEE \$ 9.00

Wm D. MILNE, Clerk  
By Hasel Craig

Pat. Trans

Tees: Maywood Ind. of Oregon  
900 E. 2nd St.  
Anchorage, Texas 97101