

A-28025

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30422

WARRANTY DEED

Vol. 77 Page 9576

Until a change is requested, all tax statements shall be sent to grantee at the following address: 437 N.W. Drake Road, Bend, Oregon 97701.

DG SHELTER PRODUCTS COMPANY, a California corporation, grantor, conveys and warrants to CHILOQUIN FOREST PRODUCTS, INC., an Oregon corporation, grantee, the following described real property free of encumbrances except as specifically set forth herein:

The following described real property situate in Klamath County, Oregon:

PARCEL 1

That portion of Lot 2, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, described as follows: Commencing at the Northwest corner of Lot 2 described above; thence South 356.9 feet; thence East 270.0 feet; thence North 160.0 feet; thence East 160.0 feet; thence North 196.9 feet; thence West 430.0 feet to the point of beginning. All points marked with iron rod.

EXCEPTING Railroad Right of Way.

PARCEL 2

That part of Lot 2, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence East 430 feet to a point; thence North 303.1 feet to a point; thence West 430 feet to a point due North of the point of beginning; thence South 303.1 feet to the place of beginning.

PARCEL 3

All of Lot 12 and that portion of Lots 3 and 7 lying East of the Southern Pacific Company's right of way, in Section 3, Township 35 South, Range 7 East of the Willamette Meridian, together with the easement for road purposes over and along the existing road which is an extension of Second Avenue and which runs through Lots 11 and 16 in a South and Westerly direction to the East line of said Lot 12, for ingress to and egress from the above property.

Subject to:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District.

Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark.

Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

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Right of way for transmission line, including the terms and provisions thereof, given by Geo. M. Strowbridge and Nellie M. Strowbridge, husband and wife, to The California Oregon Power Company dated April 19, 1923, recorded April 24, 1923, Vol. 61, page 97, Deed Records of Klamath County, Oregon. Affects Lot 2.

Right of way for transmission line, including the terms and provisions thereof, given by A. F. Blocklinger and Sara B. Blocklinger, husband and wife, to The California Oregon Power Company, a California corporation, dated August 12, 1947, recorded December 2, 1947, Vol. 214, page 303, Deed Records of Klamath County, Oregon. Affects that portion of Lot 7 lying East of the railroad.

Right of way for transmission line, including the terms and provisions thereof, given by Klamath County School District, a public corporation, to The California Oregon Power Company, a California corporation, dated April 21, 1955, recorded May 2, 1955, Vol. 274, page 103, Deed Records of Klamath County, Oregon. Affects that portion of Lots 3 and 7 lying East of the railroad.

Reservations and restrictions contained in deed from Klamath County School District, a body corporate, to Simplot-DeVoe Lumber Co., an Oregon Corporation, dated September 8, 1955, recorded September 12, 1955, Vol. 277, page 277, Deed Records of Klamath County, Oregon, as follows: "SAVING, EXCEPTING & RESERVING unto the grantor, its successors and assigns, a perpetual easement appurtenant to and for the benefit of the adjoining premises retained by grantor, to-wit: That no building shall ever be placed on the premises herein conveyed within 300 feet of that portion of Lots 8 and 11 in said Section 3 retained by grantor." Affects Lot 12 and that portion of Lots 3 and 7 lying East of the railroad.

Right of way for transmission line, including the terms and provisions thereof, given by Simplot DeVoe Lumber Company, an Oregon corporation, to The California Oregon Power Company, a California corporation, dated October 25, 1955, recorded October 31, 1955, Vol. 278, page 508, Deed Records of Klamath County, Oregon. Affects Lot 7.

Reservations and restrictions contained in Land Status Report recorded February 3, 1959, Vol. 309, page 344, Deed records of Klamath County, Oregon.

Rights of third parties in and to a strip 8 inches wide, located adjacent to and north of the southern boundary of Parcel 2 and running the entire length of the southern boundary of Parcel 2.

The true consideration for this transfer is \$500,000.

DATED: May 31, 1977.

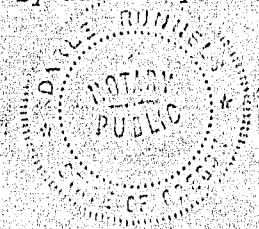
DG SHELTER PRODUCTS COMPANY

By: J. G. Hannigan
Vice President

By: Kathleen L. Nemeth
Secretary

STATE OF OREGON, County of Klamath, ss: May 31, 1977

Personally appeared the above-named J. G. Hannigan and Kathleen L. Nemeth, who, being first duly sworn, stated that they were the Vice President and Secretary, respectively, of DG Shelter Products Company, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors. Before me:



Nashle Lunnels
NOTARY PUBLIC FOR OREGON

My commission expires:
9/23/77

9578

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 2nd day of JUNE 11:55 A. D. 1977 at 11:55 o'clock M. and

July recorded in Vol. M77, of DEEDS on Page 9576

Wm D. MILNE, County Clerk

FEES \$ 9.00

By [Signature]

As:
Klamath County Title Co.