

465-14
Return to:
MOUNTAIN POST & POLE CO.

55 East 40th Avenue

Eugene, Oregon 97405

NAME, ADDRESS, ZIP

Unless a change is requested, mail all tax statements to:

MOUNTAIN POST & POLE CO.

55 East 40th Avenue

Eugene, Oregon 97405

NAME, ADDRESS, ZIP

Vol. ^m78 Page 7735

WARRANTY DEED-STATUTORY FORM

CASCADE POLES, a partnership composed of Steve L. Buck and Charles C. Ryther, Grantor
conveys and warrants to MOUNTAIN POST & POLE CO., an Oregon corporation,

Grantee, the following described property free of encumbrances, except as specifically set forth herein, described
on the attached Exhibit A.

(IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE)

The said property is free from all encumbrances except as shown on the attached Exhibit A,

true consideration for this conveyance is \$ 12,000.00.

Dated April 5 19 78

STATE OF OREGON, County of Josephine

STEVE L. BUCK and CHARLES C. RYHER

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated April 11 A.D. 19 78

My Commission Expires

MARCH 4, 1981

Notary Public for Oregon

CASCADE TITLE COMPANY

Twenty Five Acres, more or less, being located in Section 36 Township 24 South, Range 8 E.W.M., more specifically known as the Southerly 400 feet of that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northwesterly of the Klamath Northern Railroad right of way.

AND ALSO INCLUDING that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northwesterly of the Klamath Northern Railroad right of way.

SAVING AND EXCEPTING THEREFROM the following parcels:

PARCEL No. 1: Any portion thereof conveyed for railroad right of way; and also

PARCEL No. 2: Beginning at the intersection of the South line of Section 36, T 24 S., R. 8 E.W.M., with the west line of the Gilchrist Railroad; thence west along said South line a distance of 1000 feet to a point; thence north at right angles to said South line a distance of 200 feet to a point; thence east parallel to said South line, and at a distance 200 feet therefrom, a distance of 1170 feet, more or less, to a point on the Westerly line of said railroad; thence southwesterly along said Westerly right of way line a distance of 240 feet, more or less, to the point of beginning; and also

PARCEL No. 3: Beginning at the South quarter corner of Section 36 T 24 S.R. 8 E.W.M., Klamath County, Oregon; thence North 89°17'00" West, 1407.87 feet along the South line of Section 36 to the westerly right of way of the Klamath Northern Railroad; thence North 39°40'16" East, 257.19 feet along the Westerly right of way of aforesaid railroad to the true point of beginning; thence North 89°17'00" West, 615.00 feet; thence North 0°43'00" East, 295.00 feet; thence South 89°17'00" East, 853.50 feet to the westerly right of way of said railroad; thence South 39°40'16" West, 379.35 feet along said right of way to the true point of beginning; and also

PARCEL No. 4: A 60 foot right of way along the northerly boundary of above described property from the Klamath Northern Railroad right of way westerly to the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36 T 24 S.R. 8 E.W.M., to provide roadway ingress, egress and for the installation and maintenance of public or private utilities to said appurtenant properties lying in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 36.

SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof, executed by Cascade Poles, a partnership (Steve L. Buck and Charles C. Ryther, Partners), as grantors, to Klamath County Title Company, as trustee, for Michael Tomson and Sharon Tomson, husband and wife, as beneficiary, dated August 1, 1977, recorded August 23, 1977, in Volume M-77, page 15547, Microfilm Records of Klamath County, Oregon, to secure the payment of \$13,600.00, which trust deed and the indebtedness secured thereby Grantee hereby assumes and agrees to pay and perform.

By Assignment recorded August 23, 1977, in Mortgage Volume M-77, page 15550, Records of Klamath County, Oregon, the said trust deed was assigned to River West, LTD., a co-partnership.

2. 1977-78 real property taxes in the principal amount of \$69.69.

EXHIBIT A STATE OF OREGON, COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 29th day of April A.D., 19 78 at 1:37 o'clock P M., and duly recorded in Vol. 178 of Deeds on Page 7735.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha D. Litch

Deputy