

74527

WARRANTY DEED

Vol. 779 Page 22813

MTC 8263

KNOW ALL MEN BY THESE PRESENTS, That Samuel R. Stewart and Shirley Ann Stewart, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath Wood Products, Inc.

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.The NE¹/₄ OF the SW¹/₄ of the SW¹/₄ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.

22814

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Subject to the reservations and restrictions as contained in Deed of Tribal Property dated June 3, 1959 and recorded June 11, 1959 in Volume 313, page 279, Deed Records of Klamath County, Oregon, to wit:

"Title to the above described property is conveyed subject to a 60-foot right of way for Indian Service Road No. S-53, approved January 5, 1959, by M. M. Zollar, Superintendent, Klamath Indian Agency, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18; 25 U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, FR 248) and subject to prior valid existing rights or adverse claims; and subject also to the logging railroad right of way of the Weyerhaeuser Timber Company approved September 6, 1940 by the Assistant Secretary of the Interior as a revocable permit under the general supervisory authority over Indian Affairs conferred upon the Secretary of the Interior by Section 463 Revised Statutes (25 U.S.C. 2), subject to the conditions of the Indian Office recommendation approved September 6, 1940 and the stipulations mentioned thereon. (I. O. 58034-39-371).

Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 413)."

4. Subject to a non-exclusive easement for road and utility purposes 60 feet in width, the centerline of which is the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, as disclosed by instrument recorded August 9, 1976 in Volume M76, page 12231, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Mountain Title Co.

filed for record at request of

this 26th day of September

A. D. 1979 at 3:15'clock P.M.

filed recorded in Vol. M79, of Deeds

22813

W. D. MILNE

By

Fee \$7.00

STATE OF OREGON

County of

I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the County Records.

County Clerk