

## MOUNTAIN TITLE COMPANY

74527

MTC 8263

WARRANTY DEED

Vol. M79 Page 22813

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 NE<sup>1/4</sup> OF the SW<sup>1/4</sup> OF the SW<sup>1/4</sup> OF Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

THIS DEED IS DATED SEPTEMBER 24, 1979, AND IS MADE AND SIGNED IN THE STATE OF OREGON, AND IS MADE AND SIGNED IN THE COUNTY OF KLAMATH, OREGON, AND IS MADE AND SIGNED IN THE CITY OF GLIDE, OREGON, AND IS MADE AND SIGNED IN THE PRESENCE OF THE WITNESSES AS FOLLOWS:

Samuel R. Stewart, Shirley Ann Stewart

RECORDED THIS 26TH DAY OF SEPTEMBER, 1979, AND INDEXED AS RECD NO. 100024485

INITIALS: SRS, SAS

STATE OF OREGON, COUNTY OF KLAMATH, DEEDS REC'D NO. 100024485  
RECORDED NO. 100024485  
INDEXED NO. 100024485

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said 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 \$10,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of September, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Samuel R. Stewart

Samuel R. Stewart

Shirley Ann Stewart

Shirley Ann Stewart

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath

September 24, 1979

19

Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named

Samuel R. Stewart and Shirley Ann Stewart

Ann Stewart

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: (Signature)

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

07/13/81

Samuel R. and Shirley Ann Stewart

GRANTOR'S NAME AND ADDRESS

Klamath Wood Products, Inc.  
P.O. Box 490  
Glide, Oregon 97443

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M. and recorded in book on page or as file reel number .

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer

Deputy

By

RECEIVED 9/21

REGISTRATION NO. 22814

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 Mountain Title Co.

this 26th day of September A.D. 1979 at 3:18 o'clock P.M.

July recorded in Vol. M79, of Deeds

22813

W. D. MILNE,

By *Bernard and Helene*

Fee \$7.00

STATE OF OREGON

County of Klamath  
Twp. 35 S. R. 13 E.  
SW  $\frac{1}{4}$  of Sec. 31  
Section Line  
60' wide  
Easement  
for roads and  
utility purposes  
60' wide  
centerline  
East line  
of the  
West  $\frac{1}{2}$   
SW  $\frac{1}{4}$