

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SHAMROCK DEVELOPMENT COMPANY, INC. a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does convey and warrant to THE NATURE CONSERVANCY, a nonprofit corporation of the District of Columbia, hereinafter called grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances, water and water rights, minerals and mineral rights and easements thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

In Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 19: The NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: The NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$

Section 30: The NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 33: The W $\frac{1}{2}$ NW $\frac{1}{4}$

To Have and to Hold the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways, including public road dedication in Deed Books 46, page 56, Book 46, page 57.

2. Reservations for right of way for future pipe lines, truck roads and railroad contained in deed from Klamath County, Oregon, dated August 21, 1946, recorded August 21, 1946, in Book 194, page 249, Deed Records.

3. Right of way for electrical transmission line, 25 feet in width, including the terms and provisions thereof, granted to Pacific Power and Light Company by instrument recorded March 21, 1963, in Book 344, page 45, Deed Records.

4. Non-exclusive right to use roads over $S\frac{1}{2}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, for vehicles used in constructions, operation and maintenance of electric power lines, including the terms and provisions thereof, granted to Pacific Power and Light Company by instrument recorded March 21, 1963, in Book 344, page 47, Deed Records.

and that grantor will warrant and forever defend the above granted 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 \$367,626.

Done by order of the grantor's board of directors, with its corporate seal affixed, on December 14, 1979.

SHAMROCK DEVELOPMENT COMPANY, INC.

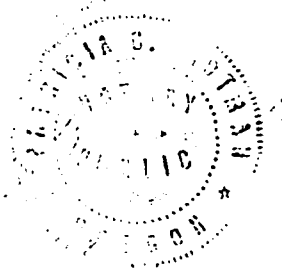
By [Signature] President

By [Signature] Secretary Vice-Pres.

29705

Oregon
STATE OF CALIFORNIA, County of Klamath) ss: Dec. 14, 1979

Personally appeared Robert J. Mullen and Jack O'Connor
_____ who, being duly sworn, each for himself and
not one for the other, did say that the former is the President
_____ president and that the latter is the _____
Vice-President ~~x Secretary~~ of Shamrock Development Company, Inc.
a corporation, and that the seal affixed to the foregoing in-
strument is the corporate seal of said corporation and that
said instrument was signed and sealed in behalf of said corpor-
ation by authority of its board of directors; and each of them
acknowledged said instrument to be its voluntary act and deed.



Before me: Patricia C. Skatman

Notary Public for Oregon

My commission expires: 10/24/83

-3-

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 28th day of December A. D. 1979 at 10:31 o'clock AM, and
fully recorded in Vol. 879, of Deeds on Page 29703

Wm D. MILNE, County Clerk

By Berntha Skatman

Fee \$10.50

TR