

85679

38-20718

WARRANTY DEED (Corporation)

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R0-64

FOR VALUE RECEIVED, GRANTOR, WEYERHAEUSER COMPANY, a corporation duly organized and existing under the laws of the State of Washington, conveys to THE NATURE CONSERVANCY, a non-profit corporation organized under the laws of the District of Columbia, all that real property situated in Klamath County, State of Oregon, described as:

The SW $\frac{1}{4}$ Section 30 and the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 31, Township 40 South, Range 8 East of the Willamette Meridian

SUBJECT TO the following:

1. Grantor hereby expressly saves, reserves and excepts out of the grant hereby made unto itself, its successors and assigns forever, an undivided one-half (1/2) interest in all oil, gas, distillates and condensates and uranium in and under the land below the depth of 500 feet from the surface thereof. Notwithstanding the foregoing and notwithstanding any other legal or equitable right or remedy now existing or hereafter enacted or created, grantor hereby agrees, for itself and for its successors and assigns that the rights hereby reserved and excepted do not include a right to use the surface or subsurface of the herein described real property to a depth of 500 feet from its surface for any purpose, and further, that any access to the reserved oil, gas, distillates and condensates and uranium from the surface of the herein described real property shall be at the sole discretion of the grantee, its successors or assigns.
2. Mineral reservation as set forth in deed from International Paper Company to The Nature Conservancy dated February 29, 1980 and recorded on March 17, 1980 in Book 11072 on page 11072.

and covenants that grantor is the owner of the above described property free of all encumbrances, except as shown above, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

DATED this 14th day of March, 1980. Done by order of the Board of Directors with the seal of said corporation. The true and actual consideration for this transfer is \$484,631.00.

Attest:

Jay E. Cornelius
Assistant Secretary

WEYERHAEUSER COMPANY

By Charles T. Burgham
Senior Vice President

PNTI - PTD

Quinn 493533

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STATE OF WASHINGTON)
County of King) ss.

On this 14th day of March, 1980, before me appeared
Charles W. Bingham and Joyce E. Cornelius who being sworn
that they are the Senior Vice President and Assistant
Secretary, respectively, of the corporation, and that the seal
affixed hereto is its seal, and that this deed was voluntarily
signed and sealed in behalf of the corporation by authority of
its Board of Directors.

Before me:



Am Ryan

Notary Public in and for the State of
Washington, residing at Tacoma

My Commission Expires: October 25, 1980

return to and
Send all future Tax Statements to:
The Nature Conservancy
425 Bush Street —5th Floor
San Francisco, California 94108

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

this 17th day of June A. D. 1980 at 11:40 o'clock A.M., and

fully recorded in Vol. M80, of Deeds on Page 11074

Wm D. MILNE, County Clerk

Berntha A. Letcher

Fee \$7.00