

K-32127

Return 90141

Vol. 138 Page 18245

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

MODOC LUMBER CO.  
P.O. Box 257  
Klamath Falls, Oregon 97601

WARRANTY DEED

LELCO, INC., an Oregon corporation, Grantor, conveys and warrants to MODOC LUMBER CO., Grantee, the following described real property, free of encumbrances except as specifically set forth herein located in Klamath County, Oregon:

Township 25 South, Range 7 East of the Willamette Meridian  
Section 36: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 25 South, Range 8 East of the Willamette Meridian  
Section 5: Lot 2  
Section 8: W $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 30: E $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 31: Lot 1, NE $\frac{1}{4}$ NW $\frac{1}{4}$

Township 26 South, Range 7 East of the Willamette Meridian  
Section 2: Lots 1 and 4; S $\frac{1}{2}$ N $\frac{1}{2}$

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways, ditches, canals or utility easements.
3. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Little Deschutes River.
4. A part of the property herein has been classified as reforestation land and is subject to an annual forest fee, but upon the cutting of the timber thereon, the said lands will be subject to a yield tax under the provisions of said forest act.
5. Right of Way, including the terms and provisions thereof, by and between Oregon Land Corporation, to Central Pacific Railway Company, dated August 25, 1924, recorded September 17, 1924, in Volume 64 page 444, Deed Records of Klamath County, Oregon.
6. Right of Way Deed, including the terms and provisions thereof, by and between Leonard Lundgren and Evelyn R.

GRAY, FANCHER, HOLMES & HURLEY  
Attorneys at Law

40 N.W. Greenwood Ave. - P. O. Box 1151  
Bend, Oregon

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Lundgren, husband and wife, to The United States of America, dated May 2, 1962, recorded May 21, 1962, in Volume 337 page 476, Deed Records of Klamath County, Oregon.

7. Easement, including the terms and provisions thereof, by and between Pope & Talbot, Inc., and Leonard Lundgren and Evelyn R. Lundgren, husband and wife, dated March 28, 1969, recorded April 2, 1969, in Volume M69 Page 2378, Deed Records of Klamath County, Oregon.

8. Easement, including the terms and provisions thereof, by and between Leonard Lundgren and Evelyn R. Lundgren, husband and wife, and Pope & Talbot, Inc., a corporation, dated August 6, 1974, recorded September 27, 1974, in Volume M74 page 12719, Deed Records of Klamath County, Oregon.

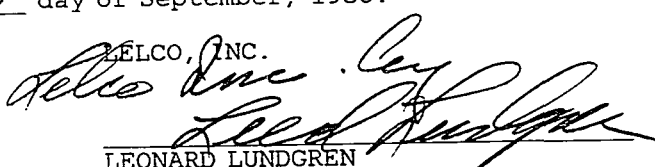
9. Right of Way Easement for Electric Line, including the terms and provisions thereof, by and between Lelco, Inc., to Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 19, 1977, recorded November 10, 1977, in Volume M77 page 21766, Deed Records of Klamath County, Oregon.

10. Right of Way Easement for Electric Line, including the terms and provisions thereof, by and between Lelco, Inc., and Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 24, 1978, recorded October 31, 1978 in Volume M78 page 24504, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$ 585,000.00.

DATED This 23<sup>d</sup> day of September, 1980.

LELCO, INC.

  
LEONARD LUNDGREN  
President

STATE OF OREGON, County of Deschutes. ss:

September 23, 1980

Personally appeared LEONARD LUNDGREN, who, being first duly sworn, did say that he is the president of LELCO, INC., 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 said instrument to be its voluntary act and deed.

GRAY, FANCHER, HOLMES & HURLEY  
Attorneys at Law

40 N.W. Greenwood Ave. - P. O. Box 1151  
Bend, Oregon

18747

Before me:



David A. Gray  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 10-1-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
this 23rd day of September A. D. 1980 at 3:58 clock PM, and  
fully recorded in Vol. M80, of Deeds on Page 18245

Wm D. MILNE, County Clerk

By Bernetha Shaloch

Fee \$10.50