

21015

WARRANTY DEED

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K-35462

WEYERHAEUSER COMPANY, a corporation duly organized and existing under the laws of the State of Washington, Grantor, conveys and warrants to C. JOHN WELLS, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and Government Lot 1 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian.

The said property is free from all encumbrances except:

1. Reservations, restrictions, rights-of-way, easements of record and those apparent on the land;
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten years or lesser number of years in which the land was subject to the special land use assessment;
3. Reservations and restrictions in deed from State Land Board to Peyton and Company, a corporation, dated August 29, 1944, recorded July 9, 1946, in Deed Volume 192, page 58, records of Klamath County, Oregon, as follows: "Reserving, however, to the State of Oregon all the coal and other minerals in said above described premises together with the right to prospect for, mine and remove the same."
4. Agreement, including the terms and provisions thereof, by and between J. P. Colahan and Gertrude B. Colahan, husband and wife, and Joseph M. Colahan as First parties and Christine W. Mallory (formerly Williams) and H. M. Mallory, wife and husband, dated May 23, 1953, recorded March 4, 1957, in Deed Volume 290, page 163, records of Klamath County, Oregon.

The true consideration for this conveyance is \$200,000.00.

Mail tax statements to Grantee
 Rt 2 Box 771-P, S. Poe Valley Road, K. Falls
 Return to same

Done this 25th day of February, 1983.

3267

WEYERHAEUSER COMPANY

By

J. Whittig
Manager, Acquisition Sale and
Exchange

Attest:

Robert N. Mogensen
Assistant SecretarySTATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 25th day of February, 1983, before me personally appeared J. Whittig and Robert N. Mogensen, to me known to be the Manager, Acquisition Sale and Exchange and Assistant Secretary, respectively, of WEYERHAEUSER COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

David A. Young
Notary Public in and for the State of
Washington, residing at Tacoma.

My commission expires:

April 1, 1985

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 3rd day of March A.D. 1983 at 1:57 o'clock P. M.
duly recorded in Vol. M83, of Deeds on Pg. 3266.EVELYN BIEHN, County Clerk
By Bernetha J. Lisch

Fee \$8.00