

K-36900

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## WARRANTY DEED

Vol. M84 Page 5895KNOW ALL MEN BY THESE PRESENTS, That D. G. SHELTER PRODUCTS COMPANY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COLUMBIA PLYWOOD CORPORATION, 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:

A tract of land situated in the NW $\frac{1}{4}$ , Section 17, and the NE $\frac{1}{4}$ , Section 18, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a 2-inch iron pipe on the southeasterly right of way line of the Burlington Northern Railroad (formerly Great Northern Railroad) from which the Northeast corner of said Section 18 bears N. 02°33'44" E. 776.39 feet; thence S. 27°15'48" E. 822.93 feet to a 2-inch iron pipe on the bank of Klamath River as described in Deed Volume 337, Page 60, of the Klamath County Deed Records; thence along the lines of said Deed Volume, S. 72°28'30" W. 599.50 feet to a 5/8 inch iron pin with plastic cap, S. 63°55'00" W. 93.00 feet to a 5/8 inch iron pin marking the Southeast corner of that tract of land described in Deed Volume M69, Page 8019, of the Klamath County Deed Records; thence N. 27°15'48"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on reverse)

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 herein stated,

and that 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 \$ 20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, which is described in the separate instrument recorded in Deed Volume M84, Page 5895.

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 27th day of March, 1984; 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.

(If executed by a corporation, affix corporate seal)

D G SHELTER PRODUCTS COMPANY

By T. J. Monterossi / President

By

STATE OF OREGON,

County of \_\_\_\_\_

ss.

STATE OF OREGON, County of KlamathMarch 27, 1984Personally appeared T. J. MONTEROSS 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 D G SHELTER

PRODUCTS COMPANY

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:

(OFFICIAL SEAL)

Before me:

Irene L. Kelley

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 2-2-87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. P. SMITH

Attorney at Law

540 Main Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Columbia Plywood Corporation

P.O. Box 789, Klamath Falls, Ore 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock M., and recorded in book/leaf/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By 22 Deputy

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point of beginning, based on Great Northern Railway Map t-58.

SUBJECT TO: (1) Rights of the public and of governmental bodies in and to any portion of the above-described property lying below the high water line of Klamath River and in and to said water. (2) Right of way agreement, including the terms and provisions thereof, by and between H. N. Whiteline and Katie E. Whiteline, his wife, and Reames Golf and Country Club, an Oregon corporation, dated September 12, 1925, recorded October 30, 1926, in Volume 72, Page 493, Deed Records of Klamath County, Oregon. (3) Easement, including the terms and provisions thereof, given by Great Northern Railway Company, a Minnesota corporation, to The California Oregon Power Company, a corporation, and California-Oregon Power Company, a corporation, dated April 8, 1931, recorded December 19, 1931, in Volume 96, Page 429, Deed Records of Klamath County, Oregon, relative to the regulation and control of the elevations of the surface waters of Lake Ewauna and Klamath River between the elevations of 4085.0 and 4086.5 feet above sea level. (4) Easement and conveyance, including the terms and provisions thereof, from Kesterson Lumber Company, a corporation, to The California Oregon Power Company, a California corporation, dated October 4, 1930, recorded December 24, 1931, in Volume 96, Pages 504 and 506, Deed Records of Klamath County, Oregon, relative to the regulation and control of the surface waters of Klamath River between the elevations of 4085.0 and 4086.5 feet above sea level. (5) Grant of right of way, including the terms and provisions thereof, by and between Klamath Lumber & Box Company, Inc., an Oregon corporation, dated February 12, 1965, recorded February 18, 1965, in Volume 359, Page 382, Deed Records of Klamath County, Oregon.

THIS GRANT includes all shore and riparian rights which are appurtenant to the above-described parcel as set forth in that certain deed dated December 29, 1961, wherein DiGiorgio Fruit Corporation, a Delaware corporation, is the grantor and Klamath Lumber & Box Company, Inc., an Oregon corporation, is the grantee, which deed was recorded in Volume 337, Page 60, Deed Records of Klamath County, Oregon.

This grant effects an adjustment of a lot line by the relocation of a common boundary where no additional parcel is created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by any applicable zoning ordinance.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH:ss

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for  
record on the 10th day of April A.D., 1984 at 10:19 o'clock A M,  
and duly recorded in Vol M84, of Deeds on page 5895.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 8.00