

40264

 ASPEN M-27798
 WARRANTY DEED (CORPORATION)
Vol. 784 Page 14370

D. G. SHELTER PRODUCTS COMPANY, who acquired title as KIAMATH LUMBER & BOX COMPANY, a

 California corporation, hereinafter called grantor, conveys to
 (State of incorporation)

DYER MOUNTAIN LUMBER, A California Corporation

 all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

those contained in Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is \$ 350,000.00.

 Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
 17 day of August, 19 84.

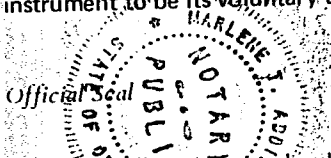
(Corporate Seal)

 D. G. SHELTER PRODUCTS COMPANY
 By T. J. Monterossi Vice President

 By Robert E. Mellor Secretary
 VICE PRESIDENTS

 STATE OF OREGON, County of Klamath) ss.

 August 20, 19 84.

 Personally appeared T. J. Monterossi and Robert E. Mellor who, being duly sworn,
 did say that he is the Vice President and Vice President & 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 he acknowledged said
 instrument to be its voluntary act and deed.


Before me:

Marlene P. Addington
 Notary Public for Oregon

 My commission expires: 3-22-85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

D. G. Shelter Products Company

TO

Dyer Mountain Lumber

 After Recording Return to: & Taxes
 Dyer Mountain Lumber

395 Rivella Vista
Redding, CA 96001

STATE OF OREGON,)

) ss.

County of _____)

 I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

 _____ Title
 By _____ Deputy

PARCEL 1:

14371

All that portion of Lots 4 and 14, Section 8, Lots 1, 11 and 12, Section 17, and the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) and Lots 1 and 9, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township and Range; thence South 0° 54½' West, 679.9 feet; thence South 41° 31' West 875.9 feet; thence South 24° 00' East, 43.94 feet to the true point of beginning of this description; thence North 41° 31' East, 713.22 feet; thence Northeasterly along a curve to the right, with a radius of 935.37 feet, a distance of 350.2 feet; thence North 62° 58' East, 1,427.81 feet; thence Northeasterly along a curve to the left, with a radius of 975.37 feet, a distance 583.0 feet; thence North 28° 43' East, 984.5 feet; thence South 61° 17' East, 292.6 feet; thence South 11° 29' West, 553.2 feet; thence South 25° 42' West, 375.0 feet; thence South 33° 31' East 46.0 feet; thence South 12° 18' West, 199.0 feet; thence South 6° 34½' West, 223.0 feet; thence South 20° 38½' West 357.0 feet; thence South 64° 23½' West, 186.0 feet; thence South 86° 21' West, 214.0 feet; thence South 69° 07' West, 287.0 feet; thence South 53° 09' West, 584.0 feet; thence South 44° 03½' West, 151.0 feet; thence South 48° 17' West, 137.0 feet; thence South 58° 37' West, 322.0 feet; thence South 72° 28½' West, 819.0 feet; thence South 63° 55' West, 185.5 feet; thence North 24° 00' West, 431.13 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the NW $\frac{1}{4}$, Section 17, and the NE $\frac{1}{4}$, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 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 North 02° 33' 44" East 776.39 feet; thence South 27° 15' 48" East 822.93 feet to a 2 inch iron pipe on the bank of Klamath River as described in Deed Volume 337 at page 60, of the Klamath County Deed Records; thence along the lines of said Deed Volume South 72° 28' 30" West 599.50 feet to a 5/8 inch iron pin with plastic cap, South 63° 55' 00" West 93.00 feet to a 5/8 inch iron pin marking the Southeast corner of that tract of land described in Deed Volume M-69 at page 8019, of the Klamath County Deed Records; thence North 27° 15' 48" West 458.75 feet to a 5/8 inch iron pin marking the Northeast corner of said tract and being on the Southeasterly right of way line of said railroad right of way; thence along said right of way line North 41° 31' 00" East 641.90 feet to a 5/8 inch iron pin with plastic cap, on the arc of a curve to the right (central angle equals 05° 31' 26" and radius equals 934.93 feet) 90.14 feet to the point of beginning., with bearings based on Great Northern Railway Map T-58)

PARCEL 2:

Lot 15, Section 8, and Lot 10, Section 17, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being an island in the Klamath River, known as Quillitch Island.

PARCEL 3:

That portion of the right of way of the Great Northern Railway Company in Government Lots 3, 4, 13 and 14 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeasterly of a line lying 25 feet South-easterly from, measured radially and at right angles, the centerline of track of said Railway Company, and lying Southwesterly of a line drawn Southeasterly and at right angles to said Railway Company main track centerline at railway survey station 80+50, and lying North-easterly of a line drawn Southeasterly and at right angles to said Railway Company main track centerline at railway survey station 90+00. Said centerline is described as follows:

14372

Commencing at a point on the South line of Section 8, said township and Range, lying 1,359.5 feet Easterly from the Southwest corner of said section, said point being at railway survey station 106+42; thence Northeasterly and tangent along the centerline of said track at an angle of 27° 05' to said South line of Section 8 a distance of 86.8 feet; thence NOrtheasterly along a 6° 00' curve to the left 570.8 feet; thence Northeasterly and tangent 984.4 feet to railway survey station 90+00; thence continuing Northeasterly and tangent 815.7 feet to railway survey station 81+84.3 and point of Headblock of a No. 9 Turnout to the right; thence along said No. 9 Turnout 78.5 feet to Heel of Frog; thence Northeasterly and tangent 150 feet to end of this centerline description.

SUBJECT TO:

1. Waiver of Riparian Rights, including the terms and provisions thereof, recorded September 16, 1905 in Book 18, page 346.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 24, 1926
 Recorded : June 25, 1926 Book: 72 Page: 45
 In Favor Of : H. N. Whiteline and Katie E. Whiteline
 For : ingress and egress
 (no exact location given)
3. Release of claim for damages, including the terms and provisions thereof, in favor of : California Oregon Power Company
 for : raising and lowering the water of Klamath Lake and Lake Ewauna
 Dated : October 4, 1930
 Recorded : December 24, 1931 Book: 96 Page: 504
 Dated : October 4, 1930
 Recorded : December 24, 1931 Book: 96 Page: 506
 Dated : April 8, 1931
 Recorded : December 19, 1931 Book: 96 Page: 429
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,
 Recorded : April 25, 1962 Book: 337 Page: 60
 Recorded : December 29, 1961 Book: 334 Page: 493
5. Reservation of all iron, natural gas, coal, oil and all minerals of any nature whatsoever, including the terms and provisions thereof as disclosed by instrument,
 Dated : August 21, 1969
 Recorded : August 29, 1969 Book: M69 Page: 7511
6. An easement created by instrument, including the terms and provisions thereof,
 Dated : December 9, 1965
 Recorded : December 16, 1965 Book: M65 Page: 4728
 In Favor Of : Pacific Power & Light Company
 For : Overhang Easement
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,
 Recorded : April 10, 1984 Book: M84 Page: 5895
8. Any adverse claim based upon the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Klamath River
 - (b) Some portion of said land has been created by artificial means or has some accreted to such portion so created
 - (c) Some portion of said land has been brought within the boundaries thereof by a change in the location of Klamath River

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 20th day of August A.D., 1984 at 3:58 o'clock P M, and duly recorded in Vol M84, of Deeds on page 14370.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], DeputyFee: \$ 12.00