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Dispen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 186 Page 11390

CORPORATION

DYER MOUNTAIN LUMBER, a California corporation

, hereinafter called grantor,
convey(s) to GARY A. SHAFFER AND MARILYN K. SHAFFER, his wife, as Tenants
In Common, as to an undivided 1/5th interest;** all that real property situated in the
County of Klamath, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof for legal description.

** SHELTON L. COFFELT AND DeLORA COFFELT, his wife, as Tenants
In Common, as to an undivided 1/5th interest; CONRAD J. HAGEN AND
GLORIA M. HAGEN, his wife, as Tenants In Common, as to an undivided
1/5th interest; KENNETH E. BIRD AND GLENDA M. BIRD, his wife, as
Tenants In Common, as to an undivided 1/5th interest; and WILLIAM
WESSNER AND ROSE WESSNER, his wife, as Tenants In Common, as to
an undivided 1/5th interest;

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

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

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 \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (Indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of June,
19 86.

DYER MOUNTAIN LUMBER

By: Conrad J. Hagen President

By: Kenneth E. Bird Secretary

STATE OF OREGON, County of _____, 19 ____.

Personally appeared the above named _____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for _____
My Commission Expires: _____

Dyer Mountain Lumber

395 Rivella Vista

Redding, Calif. 96001

GRANTOR'S NAME AND ADDRESS

Conrad J. Hagen

395 Rivella Vista

Redding, Calif. 96001

GRANTEE'S NAME AND ADDRESS

After recording return to:

Conrad J. Hagen

395 Rivella Vista

Redding, Calif. 96001

NAME, ADDRESS, ZIP

Until a change is requested all tax status units shall be sent to the following address:

Conrad J. Hagen

395 Rivella Vista

Redding, Calif. 96001

NAME, ADDRESS, ZIP

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/reel/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.

By _____ NAME _____ TITLE _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

11391

PARCEL 1:

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 Southeasterly 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 Northwesterly 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:

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.

SAFECO Stock No. CAL-374 (Rev. 10-82) Ack, Corporation
Staple

STATE OF CALIFORNIA
COUNTY OF Shasta } s.s.

On this the 24th day of June 19 86 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Conrad J. Hagen

_____, personally
known to me or proved to me on the basis of satisfactory evidence to be
the _____ President, and Kenneth E. Bird

_____, personally
known to me or proved to me on the basis of satisfactory evidence to be
_____, Secretary of the corporation that executed the within
instrument on behalf of the corporation therein named, and acknow-
ledged to me that such corporation executed the within instrument
pursuant to its by-laws or a resolution of its board of directors.

Signature

Sarah L. Peters



the undersigned

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of June A.D. 19 86 at 11:59 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 11390

FEE \$18.00

Evelyn Biehn, County Clerk
By Sam Smith