

69594

WARRANTY DEED

Vol. M86 Page 23589

KNOW ALL MEN BY THESE PRESENTS, That RALPH McLEOD and DELORES DENBY, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHILOQUIN FOREST PRODUCTS, INC., an Oregon 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:

All that portion of Lot 2, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point 430 feet East and 303.9 feet North of the Southwest corner of Lot 2, Section 3, Township 35 South, Range 7 East of the Willamette Meridian; said point of beginning being a 3/4 inch iron pipe driven into the ground; thence West 160 feet; thence North 160 feet; thence East 160 feet; thence South 160 feet to point of beginning.

MOUNTAIN TITLE COMPANY

"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."

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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, 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 the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 19th day of December, 1986; 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)

Ralph McLeod

Delores Denby

STATE OF OREGON,

County of Klamath

12/19, 1986

STATE OF OREGON, County of

ss.

Personally appeared

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

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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named Ralph McLeod & Delores Denby

Denby

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 8/16/88

Ralph McLeod & Delores Denby

GRANTOR'S NAME AND ADDRESS

CHILOQUIN FOREST PRODUCTS INC.

P. O. Box 435

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 22nd day of December, 1986, at 10:48 o'clock AM, and recorded in book M86 on page 23589 or as file/reel number 69594

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk

Recording Officer

Fee: \$10.00

By Ann Smith Deputy