

94658

WARRANTY DEED

Vol. m88 Page 20735

KNOW ALL MEN BY THESE PRESENTS, That P & M CEDAR PRODUCTS, INC.,
 a California corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BIO WASTE MANAGEMENT CORPORATION, a corporation
 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:

The real property described in Exhibit "A" attached hereto and by this reference made a part hereof.

(If space insufficient, continue description on reverse side)

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 noted on Exhibit "A"

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 \$150,000.00
 However, the actual consideration consists of 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 29 day of November, 1988;
 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.

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.

P & M CEDAR PRODUCTS, INC.

By Laura J. Meidinger

STATE OF OREGON,

County of San Joaquin ss.
November 29, 1988CALIFORNIA
STATE OF OREGON, County of San Joaquin ss.
November 29, 1988Personally appeared Laurence R. Hood

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

who, being duly sworn, did say that Laurence R. Hood is the Vice President of Operations of P & M CEDAR PRODUCTS, INC.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed by the half of said corporation by authority of its board of directors and that he acknowledged said instrument.

Before me:

Lora J. Meidinger

Notary Public for California

My commission expires: 1-21-1989SAN JOAQUIN COUNTY
My comm. expires: 1-21-1989

(If executed by a corporation, affix corporate seal)

P & M CEDAR PRODUCTS, INC.

P. O. Box 7349

Stockton, CA 95207

GRANTOR'S NAME AND ADDRESS

BIO WASTE MANAGEMENT CORPORATION

P. O. Box 656

Klamath Falls, OR 97601-0035

GRANTEE'S NAME AND ADDRESS

After recording return for:

grantee

P.O. Box 656

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

grantee

P.O. Box 656

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of San Joaquin ss.

I certify that the within instrument was received for record on the 29 day of November, 1988, at 10 o'clock AM, and recorded in book/reel/volume No. 100 on page 100 or as fee/tile/instrument/microfilm/reception No. 100, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Laura J. Meidinger Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of real property situated in the SW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ of Section 34, and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33, both in Township 40 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the section corner common to Sections 33 and 34, Township 40 South, Range 8 East of the Willamette Meridian, and Sections 3 and 4, Township 41 South, Range 8 East of the Willamette Meridian; thence East along the South boundary of above said Section 34 a distance of 117.3 feet to the Westerly right of way boundary of the Southern Pacific Company's Railroad; thence North 32°18' East along said right of way boundary, a distance of 1165.1 feet to the Northerly boundary of Gordon Street as shown on the official plat of Worden, Oregon, and being the true point of beginning of this description; thence North 57°42' West along the aforesaid Northerly boundary of Gordon Street a distance of 1013.5 feet; thence North 32°18' East parallel with the aforesaid railroad right of way boundary, a distance of 1400.0 feet; thence South 57°42' East parallel with aforesaid Gordon Street, a distance of 1013.5 feet to the aforesaid railroad right of way boundary; thence South 32°18' West along same a distance of 1400.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that 80.0 foot strip of land shown as Main Street on the official plat of Worden, Oregon; and also

EXCEPTING THEREFROM Lot 2, Block 45 and Lot 23, Block 38 of Worden, Oregon, and

ALSO EXCEPTING THEREFROM Lots 8 through 16, both inclusive, Block 45 of Worden, Oregon, vacated.

SUBJECT TO:

1. Right of way, including the terms and provisions thereof, given by H. L. Veit to California Oregon Power Co., dated May 3, 1912 and recorded May 4, 1914, in Deed Volume 42 on page 105, records of Klamath County, Oregon.
2. Right of way, including the terms and provisions thereof given by H. L. Veit to California Oregon Power Company, dated December 14, 1918 and recorded January 20, 1919 in Deed Volume 49 on page 632, records of Klamath County, Oregon.
3. The following perpetual restriction: The said property shall not be used in any manner for the manufacturing or processing of wood products. This restriction shall run with the land and bind grantee, its successors and assigns. The parties hereto recognize that damages from a breach of this restriction would be difficult to ascertain, and hence grantor may obtain an injunction to terminate a violation of this restriction. This remedy shall not be deemed exclusive.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 7th day
of Dec. A.D. 19 88 at 9:34 o'clock AM., and duly recorded in Vol. M88
of Deeds on Page 20735
By Evelyn Biehn County Clerk
By Carlson Mullendore

FEE \$13.00