MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M89 Page 11944

2193 MTC-215960

KNOW ALL MEN BY THESE PRESENTS, That BOB W. COWBROUGH & E. SUSAN FLURY, as Testamentary Trustees ~~of the Estate of Lonnie L. Brooks~~ BWC

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTERN TIMBER COMPANY, an Oregon Corporation *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 W½ W½ NW¼ of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

Excepting therefrom any portion lying within the right of way of State Highway No. 232

Tax Account No 3107 02800 00400
3107 02800 00500

"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 and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easments, those of record and apparent to the land 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 $ 34,500.00 .

~~*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)*~~ ~~(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 22 *day of* June *, 19* 89 *; 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.*

Bob W. Cowbrough, Testamentary Trustee

E. Susan Flury, Testamentary Trustee

STATE OF OREGON,)
County of Douglas) *ss.*
June 22 *, 19* 89 .

Personally appeared the above named Bob W. Cowbrough & E. Susan Flury *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Donna L. Jorgensen
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 6-26-91

STATE OF OREGON, County of) *ss.*
, 19 .

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:

Cowbrough
#10 Spyglass Drive
Roseburg, OR 97470
GRANTOR'S NAME AND ADDRESS

Western Timber
HC 63, Box 307
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

Western Timber
above address
After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 30th *day of* June *, 19* 89 *, at* 4:16 *o'clock* P *M., and recorded in book* M89 *on page* 11944 *or as file/reel number* 2193 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muckendore *Deputy*

Fee $8.00

MOUNTAIN TITLE COMPANY