

OK

15960

TIMBER DEED

Vol. m90 Page 11217

KNOW ALL MEN BY THESE PRESENTS, That MARIAN R. SCHLUCHTER

hereinafter called the first party, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey, subject to the conditions herein after set forth, unto S. A. GIRARD

his heirs, successors-in-interest and assigns, (all of whom, for brevity, hereinafter are called the second party, all of the merchantable timber lying or standing upon that certain land in Klamath County, Oregon, described as follows, to-wit:

159 acres, more or less, located in the Southeast one-quarter of Section 35, Township 35 South, Range 14 East of the Willamette Meridian, including any and all merchantable timber contained thereon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the said second party for the period hereinafter stated.

The first party hereby covenants to and with the second party that he is lawfully seized in fee simple of the above described premises; that the same are free from all encumbrances except

and that he will warrant and defend the title to said merchantable timber against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances, if any. The words "merchantable timber" as used above shall mean and include all down timber together with all standing timber measuring 5 inches or more in diameter at the height of 12 inches above the ground. The second party shall have the right to enter upon said land and to remove said merchantable timber therefrom at any time ~~XXXXXXXXXX~~ from the date hereof (for brevity, the time within which said timber may be removed hereinafter is called the "period"); all merchantable timber not so removed on or before the expiration of the said period shall revert immediately to the first party. During said period, the second party shall have the right, with his agents, representatives and employees, (1) to enter upon and freely occupy said described lands, (2) to build and use roads, flumes, skid, tram and other ways and railroads, (3) to use of water on said lands and sites for the storage of logs, lumber and other timber products and (4) to erect and use mills, buildings and other structures thereon; all structures erected by the second party during said period which are not removed within thirty days after the expiration thereof shall be deemed abandoned by the second party and shall become the sole property of the first party.

(Continued on reverse)

Marian R. Schluchter
2604 Autumn
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

S. A. Girard
Post Office Box 349
Oakville, California 94562
GRANTEE'S NAME AND ADDRESS

After recording, return to:

S. A. Girard
Post Office Box 349
Oakville, California 94562
NAME, ADDRESS, ZIP

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

S. A. Girard
Post Office Box 349
Oakville, California 94562
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

24 2 Hh 11 KMF 06

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00

In Witness Whereof, the grantor has executed this instrument this _____ day of _____ May _____ 19 89.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNED 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.

Marian R. Schluchter
Marian R. Schluchter

County: Kilbuck

15 May 1966

Personally appeared the above named Marian R. Buchter and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 2/27/31

STATE OF OREGON, County of KLAMATH
MAY 6 19 84) ss.

Personally appeared

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

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.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co. the 11th day
of June A.D., 19 90 at 2:42 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 11217

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulender