

21355

WARRANTY DEED

Vol. m90 Page 20597

The Grantor, WEYERHAEUSER COMPANY, a Washington corporation, conveys and warrants to Merle Anderson, Grantee, the following described real property, situate in the County of Klamath, State of Oregon:

IN TOWNSHIP 39 SOUTH, RANGE 7 EAST OF W.M.:

Section 30: the Southwest quarter of Northwest quarter of Northeast quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$)

Subject as to said land:

(1) to the reservation of an undivided one-half interest in and to minerals as set forth in a Deed, dated October 31, 1927, recorded in Vol. 79 of Deeds, Page 282.

The true consideration for this conveyance is the exchange of other land of equal value.

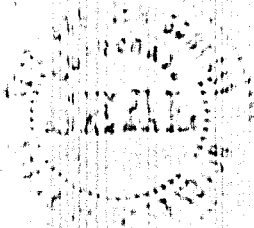
The Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns, forever, all geothermal steam and heat and all metals, ores and minerals of any nature whatsoever, not heretofore reserved, in or upon said land including, but not limited to, coal, lignite, peat, oil and gas, including coal seam gas, together with the right to enter upon said lands for the purpose of exploring the same for geothermal resources, metals, ores and minerals, and drilling, opening, developing and working mines and wells thereon and taking out and removing therefrom, including by surface mining methods, all such geothermal resources, metals, ores, and minerals, and to occupy and make use of so much of the surface of said lands as may be reasonably necessary for said purpose; provided, that the Grantee and Grantee's representatives, successors and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved, provided, further, that the exercise of such rights by the Grantor shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

Grantor also reserves the right and easement to use, in common with Grantee, the existing road, across said land on a right of way 60 feet in width, located 30 feet on each side of the centerline of the existing road, approximately as shown by a red line on the attached Exhibit A, for any and all road purposes. Grantor shall have the sole right to grant road use permits and/or Easements to third parties desiring to use said road.

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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 title to the property should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be herunto affixed this 31st day of July, 1990.



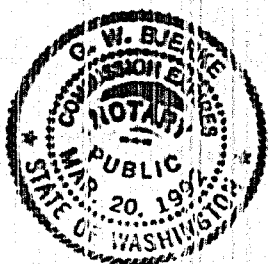
WEYERHAEUSER COMPANY

By: E. J. Van Zandt
Acquisitions and Valuation Manager, Timberlands, Acting
Attest: Robert N. Mogensen
Assistant Secretary

STATE OF WASHINGTON |
COUNTY OF KING | ss.

On this 1st day of August, 1990, before me personally appeared E. F. Van Zandt and Robert N. Mogensen, to me known to be the Acquisitions and Valuation Manager, Timberlands, Acting and Assistant Secretary, respectively, of WEYERHAEUSER COMPANY, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have herunto set my hand and affixed my official seal the day and year first above written.



G. W. Bjerke
Notary Public

My Commission expires March 20, 1992

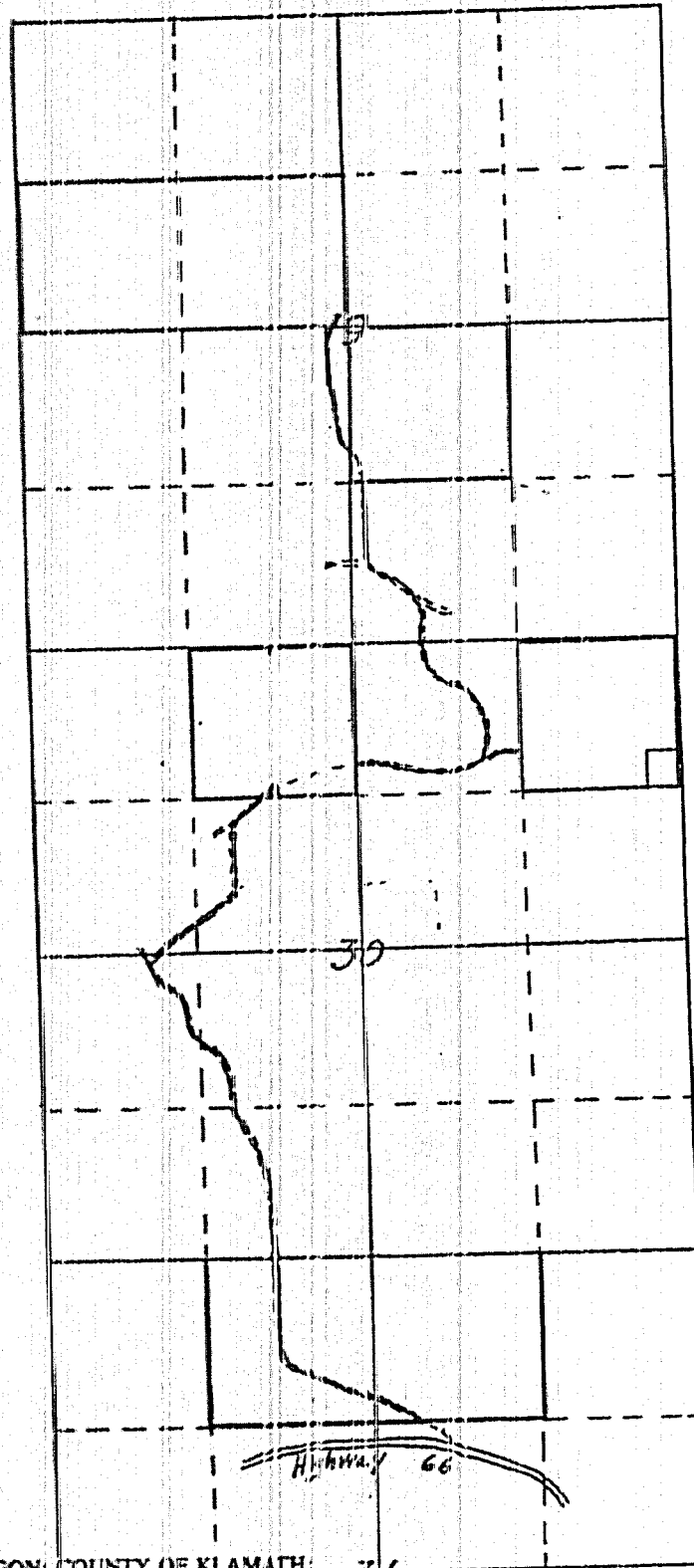
Until a change is requested, all tax statements shall be sent to the following address:

WEYERHAEUSER COMPANY
Tax Department
Tacoma WA 98477

Twp. 39.S.

Rg. 7 E., W.M.

20599



Return: Merle Anderson
 203 Tenover Rd.
 Brookings, Or. 97415

STATE OF OREGON; COUNTY OF KLAMATH; *JY*

Filed for record at request of Mr. Anderson the 11th day
 of Oct. A.D. 19 90 at 12:01 o'clock PM., and duly recorded in Vol. M90
 of Deeds on Page 20597

FEE \$38.00

Evalyn Biehn County Clerk
 By Douglas Mulender

EXHIBIT A