

23407

MIC 2468-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Theodore E. Siemens and Richard E. Siemens, each as to an undivided 1/2 interest
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Train Mountain, 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,
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:

SEE LEGAL DESCRIPTION ATTACHED WHICH IS MADE A PART HEREOF BY THIS
REFERENCE.

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed and that

record and those apparent upon 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 purchase price for this transfer, stated in terms of dollars, is \$ 16,500.00

[illegible]

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 22nd day of September 19 90 ;

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.

X H. S. Jones / Elmer

STATE OF OREGON,
County of Klamath
Sept 22, 1990

Personally appeared the above named
Theodore E. Siemens and
Richard E. Siemens

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

Before me:

Notary Public for Oregon

My commission expires: _____

Gloria A. Say

GLORIA A. SAY
NOTARY PUBLIC-OREGON

My Commission Expires 6-29-92

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____,

_____, president, and by _____,

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Theodore E. Siemens & Richard E. Siemens

P.O. Box 5011

~~Chiloquin, OR 97624 Klamath Falls, OR 97601~~

GRANTOR'S NAME AND ADDRESS

Quentin Breen, President &

HC 30 Box 1041

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return 01:

UFG 81:
SAME AS GRANTEE

SAME ADDRESS, ZIP

Statements shall be sent to the following address:

SAME AS GRANTEE

NAME ADDRESS, ZIP

STATE OF OREGON,

SS.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Recording Officer

By _____ Deputy

MOUNTAIN TITLE COMPANY

24249

MTC NO: 24168-K

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All that portion of the S1/2 N1/2 SE1/4 SE1/4, and the S1/2 SE1/4 SE1/4 lying East of State Highway 62 being situate in Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3407 03100 02900
(covers other property)

PARCEL 2

All that portion of Government Lot 1 lying East of State Highway 62 being situate in Section 6, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507 00600 00100
(covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 6 day
of Dec A.D., 19 90 at 2:19 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 24248.
Evelyn Biehn County Clerk
By Pauline M. Henderson

FEE 33.00