

FILED FOR RECORD AT THE REQUEST OF:

Weyerhaeuser Real Estate Company
WRE I-1
Tacoma WA 98477

WARRANTY DEED

THE GRANTOR, WEYERHAEUSER COMPANY, formerly Weyerhaeuser Timber Company, a Washington corporation, conveys and warrants to WEYERHAEUSER REAL ESTATE COMPANY, a Washington corporation, Grantee, the following described real property, situate in the County of Klamath, State of Oregon:

Township 35 South, Range 9 East, W.M.

Section 10: The Southeast Quarter (SE $\frac{1}{4}$)

SUBJECT TO:

- (1) Easement for a road, in favor of Duane N. and Gayle J. Burnham, dated January 16, 1978, as recorded July 12, 1978, in Klamath County, Oregon in Volume M78, Page 14993.
- (2) Easement for an overhead electric transmission line, in favor of Duane N. and Gayle J. Burnham, dated April 21, 1979.
- (3) Easement for Buried Cable, in favor of Telephone Utilities of Eastern Oregon, Inc., dated June 29, 1984, as recorded September 13, 1984, in Klamath County, Oregon in Volume M-84, Page 15836.

The true and actual cash consideration for this transfer is none: Donation by parent corporation to wholly owned subsidiary.

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.

The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations which, in farm or forest zones, may not authorize the construction or siting of a residence. 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 and existence of fire protection for structures.

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 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 land for the purpose of exploring the same for such 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 land as may be reasonably necessary for said purposes; provided, that 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 Grantor shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 23rd day of December, 1991.

WEYERHAEUSER COMPANY

By: Charles W. Kingham
Executive Vice President

Attest: Robert M. Magerman
Assistant Secretary



STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this 23rd day of December, 1991, before me personally appeared Charles W. Bingham and Robert N. Mogensen, to me known to be the Executive Vice President 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 hereunto set my hand and affixed my official seal the day and year first above written.



G. W. Bjerke
 Notary Public in and for the State of Washington.

My Appointment expires: March 20, 1992

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

Weyerhaeuser Real Estate Company
 WRE 1-1
 Tacoma WA 98477

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Weyerhaeuser Co. the 6th day of Jan. A.D., 19 92 at 2:08 o'clock P.M., and duly recorded in Vol. M92, of Deeds on Page 243.

FEE \$38.00

Evelyn Biehn, County Clerk
 By *Evelyn Biehn*