

NL

59038

WARRANTY DEED

Vol. M93 Page 6102KNOW ALL MEN BY THESE PRESENTS, That Melvin W. McCollum

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WESTERN TIMBER CO., an Oregon corporationhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:Parcel 1: The SE $\frac{1}{4}$ NW $\frac{1}{4}$, the E $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 1, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.Parcel 2: The SE $\frac{1}{4}$ of Section 8, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.Parcel 3: The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, Reservations and Restrictions, Rights of way and easements of record including specifically those exceptions set forth in Preliminary Report No. K-45053 as Nos. 2 through 9 and No. 12.

and that grantor will warrant and forever defend the 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 \$2,100,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of March, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x Melvin W. McCollumSTATE OF OREGON, County of Jackson ss.This instrument was acknowledged before me on March 25, 1993by Melvin W. McCollum

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

Kay Wenger

Notary Public for Oregon

My commission expires 4/23/94

McCollum

Grantor's Name and Address

Western Timber Co.

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Crater Title Insurance Co.
310 Crater Lake Ave., Ste. A
Medford, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):

Grantee:

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of KlamathI certify that the within instrument was received for record on the 26th day of March, 1993, at 9:02 o'clock A.M., and recorded in book/reel/volume No. M93 on page 6102 and/or as fee/file/instrument/microfilm/reception No. 59038, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Annette Mueller, Deputy.

Fees: \$30.00

MAR 25 AM 9 02