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07-08-93PC3:33 RCVD

G93-491B

WARRANTY DEED

ATC 93806

The GRANTOR, WEYERHAEUSER COMPANY, a Washington corporation, formerly Weyerhaeuser Timber Company, for valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to DIVIDE RESOURCES, INC., an Oregon corporation, GRANTEE, the following described real estate, situated in Klamath County, Oregon:

See EXHIBIT A attached, incorporated by reference herein.

The true and actual consideration for this conveyance is the exchange of land of approximate equal aggregate value.

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.

DATED this 24th day of June, 1993.

WEYERHAEUSER COMPANY

[Signature]
Acquisitions and Valuation Manager, Timberlands

Pamela M. Redmon
Assistant Secretary

This instrument is being recorded as an accommodation only, and has not been examined as to validity or correctness. It may have been the holder's fault. This court is not responsible for the accuracy of the instrument.

G93-491B

STATE OF WASHINGTON)
COUNTY OF KING) ss.

Personally appeared before me, the undersigned authority in and for said county and state, on this 24th day of June, 1993, within my jurisdiction, the within named J. Whittig and Pamela M. Redmon, who acknowledged that they are Acquisitions and Valuation Manager, Timberlands and Assistant Secretary, of WEYERHAEUSER COMPANY, a Washington corporation, and that for and on behalf of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

G.W. BJERKE
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 3-20-96

G.W. Bjerk
Notary Public
My appointment expires: March 20, 1996

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

Divide Resources, Inc.
62582 Bowerman Road
Joseph OR 97846

In KLAMATH COUNTY, OREGON

TOWNSHIP 35 SOUTH, RANGE 12 EAST, W.M.

Section 2: Gov't Lot 3, Gov't Lot 4, S $\frac{1}{2}$ NW $\frac{1}{4}$
Section 20: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 21: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 28: NW $\frac{1}{4}$

TOWNSHIP 35 SOUTH, RANGE 13 EAST, W.M.

Section 20: E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 28: N $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$,
W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 29: NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

RESERVATIONS:

To the extent not heretofore conveyed, excepted or reserved, 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 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 heirs, 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.

SUBJECT TO:

(1) Easements for public roads and highways, for public utilities, and for railroads and pipe lines and any other easements and rights of way of record or acquired by prescription, and to all matters which a prudent inspection of the premises would disclose, and

(2) Reservation of all subsurface rights, except water, as disclosed in:

Document: Deed
Date: May 20, 1957
Grantor: Bige Archie
Grantee: Weyerhaeuser Timber Company
Recording No.: Book 292, pg. 590
Affects: Fr.NW $\frac{1}{4}$ Sec.2-T35S-R12E

(3) Reservation of all subsurface rights, excepting water, as disclosed in:

Document: Deed to Restricted Indian Land
Date: September 13, 1955
Grantor: Kate Villard John
Grantee: Weyerhaeuser Timber Company
Recording No.: Vol. 279, pg. 453
Affects: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R12E
SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec.21-T35S-R12E
W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec.28-T35S-R12E

(4) Document: Easement
Date: October 25, 1976
Grantor: Weyerhaeuser Company
Grantee: John Wallace Plemons
Recording No.: Vol. M77, pg. 3911
Purpose: Road easement
Affects: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R12E
SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec.21-T35S-R12E
W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec.28-T35S-R12E

(5) Document: Easement for Buried Cable
Date: September 5, 1984
Grantor: Weyerhaeuser Company
Grantee: Telephone Utilities of Eastern Oregon, Inc.
Recording No.: Vol. M84, pg. 1649
Purpose: Buried cable easement
Affects: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R12E
SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec.21-T35S-R12E
W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec.28-T35S-R12E

(6) Document: Easement
Date: May 23, 1962
Grantor: Weyerhaeuser Company
Grantee: U. S. Department of the Interior
Recording No.: Vol. 13, Pg. 594
Purpose: Road easement
Affects: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R12E
W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec.28-T35S-R12E
S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E
NE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ Sec.29-T35S-R13E

(7) Document: Easement
Date: May 3, 1976
Grantor: Weyerhaeuser Company
Grantee: U. S. Forest Service
Recording No.: Unknown
Purpose: Road easement
Affects: E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E

- (8) Reservation of all subsurface rights, excepting water, as disclosed in:
Document: Patent
Date: February 29, 1956
Grantor: U. S. Bureau of Land Management
Grantee: Weyerhaeuser Timber Company
Recording No.: Vol. 283, pg. 147, AF# 10062
Affects: S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E
NE $\frac{1}{4}$ Sec.29-T35S-R13E
- (9) Document: Transmission Line Easement
Date: January 20, 1966
Grantor: Weyerhaeuser Company
Grantee: Portland General Electric Company
Recording No.: Vol. M66, pg. 2852
Purpose: Transmission Line Easement
Affects: E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E
NW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$,
S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec.29-T35S-R13E
- (10) Document: Easement
Date: April 3, 1981
Grantor: Weyerhaeuser Company
Grantee: Pacific Power & Light Company
Recording No.: Vol. M81, pg. 8778
Purpose: Easement for electric transmission line
Affects: E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E
W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$,
S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec.29-T35S-R13E
- (11) Document: Transmission Line Easement
Date: January 20, 1966
Grantor: Weyerhaeuser Company
Grantee: Portland General Electric Company
Recording No.: Vol. M66, pg. 1391
Purpose: Transmission Line Easement
Affects: E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E
W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$,
S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec.29-T35S-R13E
- (12) Document: Easement
Date: September 21, 1970
Grantor: Weyerhaeuser Company
Grantee: U. S. Forest Service
Recording No.: Vol. M71, pg. 2951, AF# 12050
Purpose: Road easement
Affects: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.20-T35S-R13E
N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec.29-T35S-R13E
- (13) Reservation of all subsurface rights, excepting water, as disclosed in:
Document: Warranty Deed
Date: February 18, 1957
Grantor: R.A. Briggs et al
Grantee: Weyerhaeuser Timber Company
Recording No.: Vol. 290, pg. 94, AF# 17483
Affects: NE $\frac{1}{4}$, NW $\frac{1}{4}$ Sec.28-T35S-R13E
- (14) Document: Approved Road Rights of Way through Klamath Indian Reservation Tribal Land
Date: June 24, 1955
Recording No.: AF# 37030, Vol. 13 of Miscel.
Affects: SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec.28-T35S-R13E

- (15) Document: Right of Way Easement
 Date: October 8, 1982
 Grantor: Weyerhaeuser Company
 Grantee: Pacific Power & Light Company
 Recording No.: Vol. M83, pg. 13972, AF# 27203
 Purpose: Easement for electric transmission line
 Affects: NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec.29-T35S-R13E
- (16) Reservation of all oil, gas and mineral rights, as disclosed in:
 Document: Deed to Restricted Indian Land
 Date: April 13, 1956
 Grantor: Frances Ella Wilson Ball et vir
 Grantee: Weyerhaeuser Timber Company
 Recording No.: Vol. 283, pg. 347, AF# 10364
 Affects: SW $\frac{1}{4}$ Sec.29-T35S-R13E
- (17) Reservation of all subsurface rights, except water, as disclosed in:
 Document: Deed
 Date: April 19, 1957
 Grantor: U. S. Department of the Interior
 Grantee: Weyerhaeuser Timber Company
 Recording No.: Vol. 292, pg. 80, AF# 19666
 Affects: W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ Sec.29-T35S-R13E

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 8th day
 of July A.D., 19 93 at 3:33 o'clock P M., and duly recorded in Vol. M93
 of Deeds on Page 16447
 Evelyn Biehn County Clerk
 By Daniel M. Mink

FEE \$55.00