

RETURN TO:
Klamath Cold Storage, Inc.
661 S. Spring Street
Klamath Falls, Oregon 97601

CLERK'S STAMP:

-QUITCLAIM DEED-

MODOC LUMBER CO., an Oregon corporation, Grantor, releases and quitclaims to, KLAMATH COLD STORAGE, INC., an Oregon corporation, Grantee, all right, title and interest in and to the following described real property:

The Right of Vehicular Access created and reserved by the Grantor in a Deed to the Grantee, dated December 29, 1992, recorded on December 31, 1992 in Volume M92 on Page 31223 Records of Klamath County, Oregon, over and on the real property described on Exhibit A attached hereto.

The true and actual consideration for this conveyance is to clear title to the property.

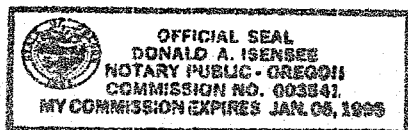
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved use.

DATED this 9 day of August, 1994.

Thomas J. Shaw
Thomas J. Shaw, President

STATE OF OREGON)
) ss. 9 August 1994
County of Klamath)

Personally appeared Thomas J. Shaw who, being duly sworn, stated he is President of Modoc Lumber Co., an Oregon corporation and that said instrument was signed on behalf of said corporation by authority of it's Board of Directors; and he acknowledged said instrument to be it's voluntary act and deed. Before me:



Donald A. Isensee
Notary Public for Oregon
My Commission expires: 1-6-95

35.04
ck

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DESCRIPTION
EXHIBIT A

24751

An irregular parcel of Burlington Northern Railroad Company's station ground property situated in Government Lot 7 (SW $\frac{1}{4}$) of Section 33, T. 38 S. R. 9 E.W.M. in the City of Klamath Falls, above said County and State more particularly described as follows:

Commencing at the West $\frac{1}{2}$ corner of said Section 33; thence N. 00°01' W. along the West line thereof, 69.3 feet; thence S. 55°27' E. 188.55 feet; thence S. 10°27' W. 25.27 feet to the True Point of Beginning, on the Southerly line of South Sixth Street; thence S. 10°46'30" W. 427.39 feet to the True Point of Beginning of that tract of land described in Volume 80 on page 562 of the Klamath County Deed Records; thence following along the Westerly line of said tract the following courses, S. 10°46'30" W. 256.81 feet (259.69 feet by said Volume 80 Page 562), along the arc of a curve to the left 618.95 feet (radius=573.14 feet, central angle = 61°52'30" and the long chord bears S. 20°09'45" E. 589.31 feet) to a point lying 14.5 feet Northeasterly, as measured at right angles, from the centerline of the 100-foot wide railroad right-of-way corridor occupied jointly by Grantor herein and Southern Pacific Railroad Company and S. 51°06' E. along a line drawn parallel with and distant 14.5 feet Northeasterly from said centerline, 182.02 feet; thence N. 38°54' E. 16.21 feet; thence Northwesternly 26°37'30" and long chord bears N. 37°47'15" W. 222.98 feet) 225.00 feet to the Southernmost corner of that certain parcel conveyed to the former Great Northern Railway Company by deed and recorded in Volume 82 on page 172 of the Klamath County Deed Records; thence continuing Northwesternly along the Easterly boundary of the above said parcel the following courses, along a curve to the right (radius = 484.18 feet, central angle = 12°38'00" and the long chord bears N. 18°09'30" W. 106.54 feet) 106.76 feet, Northerly on a curve to the right (radius = 702.55 feet, central angle = 22°37'00" and the long chord bears N. 00°32'00" W. 275.52 feet) 277.32 feet, N. 10°46'30" E. 70.23 feet, along a curve to the right (radius = 706.05 feet, central angle = 1°27'00" and the long chord bears N. 17°12'30" E. 17.87 feet) 17.87 feet and N. 10°46'30" E. 589.64 feet to the Southerly line of South Sixth Street; thence along the Southerly line of South Sixth Street the following courses, N. 55°46'30" W. 149.88 feet, N. 61°41'40.5" W. 32.28 feet and N. 73°32'01.5" W. 32.28 feet to the True Point of Beginning.

EXCLUDING, herefrom, that portion of the above described parcel lying Southwesterly of a line drawn parallel with the distant 30.5 feet Northeasterly as measured at right angles from the centerline of said 100-foot wide railroad right-of-way corridor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness
of Aug A.D., 19 94 at 3:48 o'clock P.M., and duly recorded in Vol. M94 day
of Deeds on Page 24750
By Evelyn Biehn County Clerk
Caroline M. Madsen

FEE \$35.00