

MTC 23108712

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM G. PADGHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CROWN PACIFIC LIMITED PARTNERSHIP, an Oregon limited partnership, hereinafter called the grantee, do hereby grant, bargain, sell and convey to the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenants, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N 1/2 of the NE 1/4 of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 he hereby granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,000.00

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 31st day of August, 1994; 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.

STATE OF OREGON,

County of Klamath

8/31, 1994

Personally appeared the above named

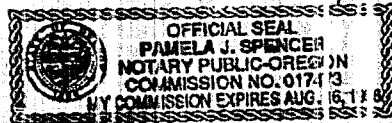
WILLIAM G. PADGHAM

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/96



STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

1994, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

WILLIAM G. PADGHAM

PO BOX 4514

SUNRIVER, OR 97707

GRANTOR'S NAME AND ADDRESS

CROWN PACIFIC LIMITED PARTNERSHIP

121 SW MORRISON ST., SUITE 900

PORTLAND, OR 97204

GRANTEE'S NAME AND ADDRESS

CROWN PACIFIC LIMITED PARTNERSHIP

121 SW MORRISON ST., SUITE 900

PORTLAND, OR 97204

NAME, ADDRESS, ZIP

CROWN PACIFIC LIMITED PARTNERSHIP

121 SW MORRISON ST., SUITE 900

PORTLAND, OR 97204

NAME, ADDRESS, ZIP

STATE OF OREGON.

ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of Aug, 1994, at 11:12'clock A.M., and recorded in book M94 on page 27296 or as file/reel number 87182.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Deputy

Fee \$30.00