

91948

12-02-94A11:37 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ken Robertson and Pike Investment Corporation, Tenants in common, each as to an undivided 1/2 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Train Mountain Railroad Museum, an Oregon charitable trust

hereinafter 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:

Lots 33 and 34 of Section 4, Township 36 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon,

Subject to the following exceptions, exclusions and reservations:

1. Taxes for 1994-95 are a lien but not yet payable.
2. Reservations and restrictions, including the terms and provisions thereof, in deed from Gerald Captain, et al., to William P. Wampler and Gleta G. Wampler, husband and wife, dated March 20, 1959, recorded April 7, 1959, in Volume 311 page 307, Deed Records of Klamath County, Oregon, as follows: Excepting one-half all mineral rights to Grantors.
3. Klamath County Assessor's Office discloses existing roads to property in question, however, neither Klamath County Title Company nor First American Title Will insure any right of access to and from the herein described premises.

(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

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 \$ 36,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 18 day of Nov., 1994; 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.

Ken Robertson  
Leonard F. Pike  
Pike Investment Corporation

STATE OF OREGON, County of Josephine ) ss.

This instrument was acknowledged before me on November 18, 1994, by Ken Robertson

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by Leonard F. Pike

as President of Pike Investment Corporation



Lorne Smith McKeen  
Notary Public for Oregon  
My commission expires 2/9/96

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 2nd day of Dec., 1994, at 11:37 o'clock A.M., and recorded in book/reel/volume No. M94 on page 36813 and/or as fee/file/instrument/microfilm/reception No. 91948, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Lorne Smith McKeen, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

Michael Spencer

439 Pine St

Klamath Falls, Or. 97601

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

Fee 30.00