

KNOW ALL MEN BY THESE PRESENTS, That  
FRANK J. BONDE and CLARA M. BONDE, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
TRAIN MOUNTAIN, INC., an Oregon Corporation, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N1/2 of the SE1/4 of the SE1/4 of Section 32, Township 34 South,  
Range 7 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 the above 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 \$ 10,000.00

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 10 day of Jan, 19 95.  
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 ) ss.  
, 19

Personally appeared the above named  
FRANK J. BONDE  
CLARA M. BONDE

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

Before me:

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
, 19, by  
president, and by  
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: (SEAL)

FRANK J. BONDE and CLARA M. BONDE  
7125 HWY. #93 SOUTH  
MISSOULA, MT 59803

GRANTOR'S NAME AND ADDRESS

TRAIN MOUNTAIN, INC.  
36941 SOUTH CHILOQUIN ROAD  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRAIN MOUNTAIN, INC.  
36941 SOUTH CHILOQUIN ROAD  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

TRAIN MOUNTAIN, INC.  
36941 SOUTH CHILOQUIN ROAD  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of  
I certify that the within instrument was  
received for record on the  
day of 19  
at o'clock M., and recorded  
in book on page or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By Recording Officer  
Deputy

State of California

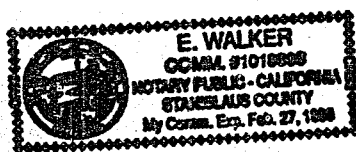
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County of STANISLAUS

On JAN 12, 1995 before me, E. WALKER,  
DATE NAME OF NOTARY PUBLIC

personally appeared, CLARA BONDE,  
NAME(S) OF SIGNER(S)

☐ personally known to me- or- ☒ proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity (ies), and that by his / her / their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.



Witness my hand and official seal.

E Walker  
SIGNATURE OF NOTARY PUBLIC

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevents fraudulent reattachment of this form.

**Type or Title of Document**

WARRANTY DEED  
TITLE OR TYPE OF DOCUMENT

**Capacity Claimed By Signer**

☒ Individual(s)  
☐ Corporate

Number of pages: 1

Date of Document: 1/12/95

☐ Partner(s) ..... ☐ General  
..... ☐ Limited  
☐ Attorney-in-Fact

State of Montana )  
County of Missoula ) ss

On January 10, 1995, personally appeared Frank J. Bonde and acknowledged the foregoing instrument to be his voluntary act and deed.

Cheryl M. Lee  
NOTARY PUBLIC FOR THE ST OF MT  
Residing in Lolo, MT  
My comm exp: 8-8-98

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Company  
on this 20th day of Jan. A.D. 19 95  
at 1:40 o'clock P.M. and duly recorded  
in Vol. M95 of Deeds Page 1403  
Bernetha G. Letsch, County Clerk  
By Pauline Paulsen  
Deputy

Fee. \$35.00