

21324



KLAMATH COUNTY TITLE COMPANY

Vol. m96 Page 20875

STATUTORY WARRANTY DEED (Individual or Corporation)

K-49509-S

CROWN PACIFIC LIMITED PARTNERSHIP

conveys and warrants to JOEL BRAIN . Grantor.the following described real property in the County of KLAMATH and State of Oregon. Grantee.SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.

96 JUL 15 AM 11:23

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 9th day of JULY 19 96 . If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

CROWN PACIFIC LIMITED PARTNERSHIP

By:

Roger L. Krage
ROGER L. KRAGESTATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____Notary Public for Oregon
My commission expires:After recording return to:
Joel Brain31676 Modoc Point Rd.
Chiloquin OR 97624

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Multnomah)ss.
The foregoing instrument was acknowledged before me
this 10th day of July 19 96
by Roger L. Krage andby Crown Pacific Limited Partnership
of Crown Pacific Limited Partnership
a corporation, on behalf of Crown Pacific Limited Partnership

Notary Public for Oregon

My commission expires:



THIS SPACE RESERVED FOR RECORDER'S USE

20876

EXHIBIT "A"

PARCEL 1: The following described tract of land in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, to-wit:

Beginning at a point 214.4 feet East and 33.9 feet South of the Southwest corner of Lot 8; thence, East 896 feet; thence, North 486 feet; thence West 1110.4 feet; thence South 79.6 feet; thence East 214.4 feet; thence South 406.4 feet to place of beginning, said parcels located in Lots 8 and 11. EXCEPTING THEREFROM the following:

Beginning at a point 214.4 feet East and 33.9 feet South of the Southwest corner of Government Lot 8; thence North 412 feet to iron pipe in concrete; thence East 530 feet to iron pipe; thence South 412 feet; thence West 530 feet to point of beginning, AND

Beginning at the corner common to Government Lots 4, 5, 8 and 9 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian; thence East 30 feet; thence South 207.9 feet to the true point of beginning; continuing South 39.6 feet to a point; thence East 631.3 feet to a point; thence North 39.6 feet to a point; thence West 631.3 feet to the point of beginning.

PARCEL 2: The following described tract of land in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, to-wit:

Beginning at a point 209.6 feet West of Southeast corner of Lot 11; thence East 660 feet; thence North 660 feet; thence West 660 feet; thence South 660 feet to point of beginning. All of said property situated in Lots 11 and 12.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 15th day
of July A.D., 19 96 at 11:23 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 20875

FEE \$35.00

By Bernetha G. Letsch, County Clerk