

27604

96 OCT 31 P3:53  
WARRANTY DEEDVol. mq6 Page 34430

MTC 37453

TINA EMERY,

Grantor(s) hereby grant, bargain, sell and convey to:  
CROWN PACIFIC LIMITED PARTNERSHIP,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The Following described real property situated in Klamath County, Oregon:

## PARCEL 1:

Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Section 5: SW1/4NW1/4, W1/2SW1/4

Section 6: S1/2NE1/4SE1/4, N1/2SE1/4SE1/4

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SEE ATTACHED EXHIBIT A

and the 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.

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.

The true and actual consideration for this conveyance is \$ 150,000.00.

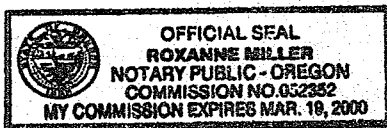
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 121 SW MORRISON ST, PORTLAND, OR 97204

Dated this 25 day of October, 1996.Karen Adman  
WITNESSTina Emery  
TINA EMERY

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. October 25 19 96  
COUNTY OF MultnomahPersonally appeared the above named Tina Emeryand acknowledged the foregoing instrument to be a voluntary act.

Before me:

Roxanne Miller  
Notary Public for First Interstate bankMy commission expires 3-19-00

(seal)

ESCROW NO. BT001763LS

Return to:

CROWN PACIFIC LIMITED PARTNERSHIP  
121 SW MORRISON ST Ste 1600  
PORTLAND OR 97204

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## EXHIBIT A

1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Powerline and Right of Way Easement, subject to the terms and provisions thereof;  
Recorded: January 12, 1984  
Volume: M84, page 615, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.

4. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 8, 1994  
Recorded: September 13, 1994  
Volume: M94, page 28850, Microfilm Records of Klamath County, Oregon  
Grantor: Tina K. Emery and Bruce Emery  
In favor of: Paul G. Neiffer, Trustee of the Tina K. Emery Trust under date January 31, 1994.  
(Reference is made to document for particulars)

5. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

STATE OF Oregon )  
COUNTY OF Multnomah ) ss.

On October 25, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared Karen Palmer, personally known to me to be the person whose name is subscribed to the within instrument as a witness thereto, (or proved to be such person by the oath of credible witness who is personally known to me), who being by me duly sworn, deposes and says: That She resides at 7059 SW 74th Portland, OR; that he she was present and saw Tina Emery personally known to her to be the person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed her name thereto as a witness of said execution.

Signature Karen Palmer

[Signature]  
NOTARY PUBLIC FOR First Interstate of OR  
My commission expires: 3-17-00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day of October A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 34430.

Bernetha G. Letsch County Clerk

FEE \$35.00

By [Signature]