

27677

FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO:

Robert W. Palmer
1300 SW Fifth Ave., Suite 3400
Portland, OR 97201-5696

Vol. 1796 Page 34573

PARTIES:

Weyerhaeuser Company

Grantor

U.S. Timberlands Klamath Falls, L.L.C.

Grantee

SEND TAX STATEMENTS TO:

U.S. Timberlands Klamath Falls, L.L.C.
6400 Highway 66
Klamath Falls OR 97601

WARRANTY DEED

WEYERHAEUSER COMPANY, a Washington corporation, GRANTOR, conveys and warrants to **U.S. TIMBERLANDS KLAMATH FALLS, L.L.C.**, a Delaware Limited Liability Company, GRANTEE, the real property in Klamath County, Oregon, described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true and actual cash consideration for this transfer is : NONE. Exchange for land of equal value.

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 ON ORS 30.930.

Dated this 11th day of October, 1996.

WEYERHAEUSER COMPANY

By: Peter L. Sill
Vice-President

Attest: Pamela M. Redmon
Assistant Secretary

State of Washington |
County of King |

34574

I certify that I know or have satisfactory evidence that Peter L. Sill and Pamela M. Redmon signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Vice-President and Assistant Secretary respectively of Weyerhaeuser Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 11, 1996

Lisa M. Euron
NOTARY PUBLIC
Appointment expires 3/28/97



IN KLAMATH COUNTY OREGON:

South 119 feet of Lots 9 and 10, Block 206, Mills Second Addition to the City of Klamath Falls.

TOGETHER WITH all right, title and interest to those portions of the Oregon, California & Eastern Railway Company railroad right of way over and acrosss Lots 8, 11 and 12, Block 206, Mills Second Addition to the City of Klamath Falls, according to the duly recorded plat thereof.

SUBJECT TO: all easements and rights of way for public roads and utilities heretofore established and existing on said land, and

- (1) Rights reserved in federal patents or state deeds, mineral or fossil rights reservations, building or use restrictions general to the area, existing easements not inconsistent with Grantee's intended use, and building or zoning regulations or provisions shall not be deemed encumbrances or defects.
- (2) Any easement or right of way of record for any public or private roads or utilities heretofore existing on said lands or any similar rights established by prescription or adverse possession.
- (3) All planning, zoning, health and other governmental regulations, if any, affecting subject property.
- (4) All matters of public record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of November A.D., 19 96 at 1:23 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 34573.

FEE \$45.00

Bernetha G. Letsch County Clerk
By *Bernetha Letsch*