

NS

41783

97 JUL 24 AM 1:38

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**Edwin J. Leibold and Michael J. Leibold**  
**c/o Everett Honda**  
**215 SW Everett Mall Way Everett WA 98204**

**Train Mountain Railroad Museum**  
**36941 South Chiloquin Road**  
**Chiloquin OR 97624**

After recording, return to (Name, Address, Zip):  
**Train Mountain Railroad Museum**  
**36941 South Chiloquin Road**  
**Chiloquin OR 97624**

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
**Train Mountain Railroad Museum**  
**36941 South Chiloquin Road**  
**Chiloquin OR 97624**

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Fee: \$30.00

MTC 41497-MG

## WARRANTY DEED

STATE OF OREGON,  
 County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of July, 1997, at 11:38 o'clock A.M., and recorded in book/reel/volume No. M97 on page 23535 and/or as fee/file/instrument/microfilm/reception No. 41783-Deeds Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
 NAME TITLE

By Kathleen Ross, Deputy.

KNOW ALL BY THESE PRESENTS that EDWIN J. LEIBOLD, as to an undivided 1/5 interest and MICHAEL J. LEIBOLD, as to an undivided 1/5 interest hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by TRAIN MOUNTAIN RAILROAD MUSEUM, an Oregon non-profit corporation hereinafter called 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:

**GOVERNMENT LOTS 2, 3, 6, 7, 11, 14 AND A PORTION OF GOVERNMENT LOTS 12, 13, 19, 20, and 22, SECTION 5, TOWNSHIP 35 SOUTH, RANGE 7 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. Lying Easterly of State Highway 62 in**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): none

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 \$ 172,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , 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 9 day of June, 1997; if grantor is a corporation, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Edwin J. Leibold  
 EDWIN J. LEIBOLD

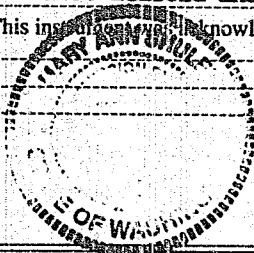
Michael J. Leibold  
 MICHAEL J. LEIBOLD

WASHINGTON

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on June, 1997, by Edwin J. Leibold and Michael J. Leibold

This instrument was acknowledged before me on June 9th, 1997,



May Ann Phelan  
 Notary Public for OREGON Washington  
 My commission expires 3-9-99