

NS

41784

97 JUL 24 AM 1:38

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Patricia Hoover      Laurita Medley  
 17250 N. Wenas Rd.      10002 Aurora Ave N #3345  
 Selah WA 98942      Seattle WA 98133-9334

Train Mountain Railroad Museum  
 36941 South Chiloquin Rd  
 Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Train Mountain Railroad Museum  
 36941 South Chiloquin Rd  
 Chiloquin OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Train Mountain Railroad Museum  
 36941 South Chiloquin Rd  
 Chiloquin OR 97624

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Fee: \$30.00

MTC 41497-MG

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  
23536 and/or as fee/file/instru-  
 ment/microfilm/reception No. 41784-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.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PATRICIA L. HOOVER, who acquired title as PATRICIA M. Maxwell and LAURITA M. MEDLEY, who acquired title as LAURITA M. ENGLE, each as to an undivided hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by 1/5 interest 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 ®, 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 \_\_\_\_\_ 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 90.930.

PATRICIA L. HOOVER James Medley  
 PATRICIA L. HOOVER, by James Medley her  
 Attorney-in-fact

Laurita M. Medley  
 LAURITA M. MEDLEY

STATE OF WASHINGTON County of King ) ss.

This instrument was acknowledged before me on June, 1997,  
 by LAURITA M. MEDLEY

AND

by JAMES MEDLEYas Attorney-in-factof PATRICIA L. HOOVER

Janet [Signature]  
 Notary Public for WASHINGTON  
 My commission expires 12/19/97