

JUANITA ARLENE INMAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TRAIN MOUNTAIN RAILROAD MUSEUM, an Oregon Corporation,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 36941 SOUTH CHILOQUIN ROAD, CHILOQUIN, OR 97624

Dated this 9th day of December, 1997.

Juanita Arlene Inman
JUANITA ARLENE INMAN

STATE OF OregonSS. December 9 19 97COUNTY OF KlamathPersonally appeared the above named Juanita Arlene Inmanand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Cristina Flogerzi
Notary Public for OregonMy commission expires DEC 05 2000

ESCROW NO. MT43216-MG

Return to:

TRAIN MOUNTAIN RAILROAD MUSEUM
36941 SOUTH CHILOQUIN ROAD
CHILOQUIN, OR 97624

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 NW1/4 NW1/4 Section 29, Township 34 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said parcel, from which the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian bears Westerly 330.00 feet along the South line of the NW1/4 NW1/4 Section 29; thence Northerly and parallel to and 330.00 feet from the West section line of Section 29 -- 330.00 feet to a point; thence Easterly and parallel to and 330.00 feet from the South line of the NW1/4 NW1/4 Section 29 to a point at the intersection of the East line of the SW1/4 NW1/4 NW1/4 Section 29; thence Southerly along the East line of the SW1/4 NW1/4 NW1/4 Section 29 to a point at the intersection of the South line of the NW1/4 NW1/4 Section 29; thence Westerly along the South line NW1/4 NW1/4 Section 29 to the point of beginning.

TOGETHER WITH a non-exclusive easement, 30 feet wide, for ingress and egress over and across the following property:

Beginning at the North 1/16 corner of Section 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian, thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way line of said Highway 422 to a point at the intersection of the East line of the W1/2 NW1/4 NW1/4 Section 29, being the Northeast corner of said parcel, the true point of beginning; thence Southerly along the East line of the W1/2 NW1/4 NW1/4 Section 29 to a point at the intersection of a line running parallel to and 330.00 feet Northerly from the South line of the NW1/4 NW1/4, Section 29; thence Westerly and parallel to and 330.00 feet Northerly from the South line of the NW1/4 NW1/4 Section 29 - 30.00 feet; thence Northerly and parallel to and 30.00 feet from the East line of the W1/2 NW1/4 NW1/4 Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way line of Highway 422 to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 10th day
of December A.D., 19 97 at 3:30 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 40220

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Brea