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Best Western Ponderosa Lodge, Inc.

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Crown Pacific Limited Partnership

Grantee's Name and Address

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

Crown Pacific Limited Partnership

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

Crown Pacific Limited Partnership
121 S. W. Morrison Street, Suite 1500
Portland, OR 97204

K-51523
WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Best Western Ponderosa Lodge, Inc., an Oregon Corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Crown Pacific Limited Partnership, a Delaware Limited Partnership

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:

See attached Exhibit "A" Legal Description, which is incorporated herein and made a part hereof

Klamath County Tax Account #2610-1600-900,1300,1400 and 1500

(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): see attached Exhibit "B"

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 \$ _____ Exchange of _____ other property. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 13 day of January, 19 98, 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.

Best Western Ponderosa Lodge, Inc.,

by: William R. Reed, Jr., President

by: Janet M. Reed, Secretary

STATE OF OREGON, County of Deschutes _____ ss.

This instrument was acknowledged before me on _____, 19____.

by _____, 19 98.

by William R. Reed, Jr. as President and Janet M. Reed,

as Secretary

Best Western Ponderosa Lodge, Inc., an Oregon Corporation



OFFICIAL SEAL
DAVID J. VAN LANDUYT
NOTARY PUBLIC - OREGON
COMMISSION NO. 002561
MY COMMISSION EXPIRES MAY 21, 1998

Notary Public for Oregon

My commission expires 5-21-98

EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon.

NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

AND

The East one-half of the following described real property: Beginning at the South one-quarter of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, being a 1" iron pipe with brass cap; thence from said point of beginning North 0°14'50" East 2655.04 feet to a 1" iron pipe; thence North 0°14'50" East 1336.53 feet to a 1" iron pipe; thence North 89°41'10" West 1334.15 feet to a 1" iron pipe; thence South 0°22'50" West 1334.48 feet to a 1" iron pipe; thence South 0°07'20" West 2659.82 feet to a 1" iron pipe; thence South 89°48'10" East 1331.57 feet to the point of beginning.

Exhibit "B"

1. Agreement for Easement, including the terms and provisions thereof,
Dated : June 28, 1976
Recorded : July 6, 1976, in Volume M76 page 10177, Deed records of Klamath County, Oregon
From : Thomas E. Wurtz, Personal Representative of the Estate of Billy Ralph Hollister, aka
Ralph Hollister, first party
To : Adrid E. Van Horn, second party.
2. An easement reserved in a deed, including the terms and provisions thereof;
Recorded : August 16, 1977, in Volume M77 page 14957, Deed records of Klamath County, Oregon
From : Paul Snyder and Esther M. Snyder, husband and wife,
To : Robert Hammond and Mildred Hammond, husband and wife
For : "The Grantors herein except and reserve unto themselves, their heirs and assigns, as
easement for the purpose of a roadway 15 feet in width for the purpose of providing ingress and
egress from that 40 acre tract immediately North of the above described premises to the U.S.
Government Road running East and West across the above described property which roadway
easement will run along the West line of the subject property"
3. We find no apparent means of record ingress or egress to or from the above property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 15th day
of January A.D., 19 98 at 3:24 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 1391.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross