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1609-64

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, Grantor, (formerly known as Southern Pacific Transportation Company, a Delaware corporation) releases and quitclaims to RODNEY L. BELL and MARCELLA M. BELL, husband and wife as joint tenants with rights of survivorship, Grantees, and unto their heirs and assigns forever, all right, title and interest in and to the real property (hereinafter the "Property") situated in Klamath Falls, Klamath Falls County, State of Oregon, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantees, their heirs and assigns.

The true and actual consideration for this conveyance is \$43,000.00


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 (ORS 93.040).

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Grantor, Federal ID No. 94-6001323, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantees. A Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

DATED this 30<sup>th</sup> day of October, 19 98.

Attest:

  
Assistant Secretary

UNION PACIFIC RAILROAD COMPANY

By:   
Title: Assistant Vice President

(Seal)

Until a change of address is requested, all tax statements shall be sent to the following address:

Rt. Rodney L. Bell and Marcella M. Bell  
528 Main Street  
Klamath Falls, Oregon 97601

ACKNOWLEDGMENT

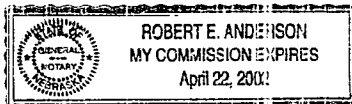
STATE OF NEBRASKA     )  
                                   ) ss.  
 COUNTY OF DOUGLAS    )

On October 30, 1998, before me, a Notary Public in and for said County and State, personally appeared R. D. Uhrich and M. E. Heenan who are the Assistant Vice President and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Robert E. Anderson  
 Notary Public

(Seal)



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UNION PACIFIC RAILROAD COMPANY  
Klamath Falls, Klamath Falls County, Oregon

EXHIBIT "A"

All of the 4<sup>th</sup> described parcel of land situate in the City of Klamath Falls, County of Klamath Falls, State of Oregon in deed dated August 7, 1919, from The Klamath Development Company to Central Pacific Railway Company, predecessor to Union Pacific Railroad Company, recorded September 29, 1919 in Volume 50 of Deeds Page 466, , more particularly described in said deed as follows:

All of Alley Lot 28 in Block 17, in 2<sup>nd</sup> Railroad Addition to said City of Klamath Falls.

Containing an area of 0.65 acres more or less

Office of Real Estate  
Omaha, Nebraska  
September 22, 1998

Written by: JCO  
160964.leg

EXHIBIT BCERTIFICATION OF NON-FOREIGN STATUS

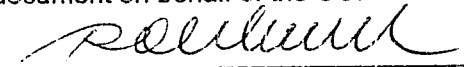
Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY (hereinafter the "COMPANY"):

1. The COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those are defined in the Internal Revenue Code and Income Tax Regulations);
2. The COMPANY's U.S. employer identification number is 94-6001323 and state of incorporation is Delaware; and
3. The COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179.

The COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

The COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of the COMPANY.

  
\_\_\_\_\_  
Title: Assistant Vice President

Date: \_\_\_\_\_