

1999 NOV -8 PM 3:26

ASPEN 01050442

Bruce A. Standley, dba  
/A.

## WARRANTY DEED - STATUTORY FORM

Vol. M99 Page 44609

BRUCE STANDLEY CONSTRUCTION ("Grantor"), conveys and warrants to WESTERN TIMBER CO. ("Grantee"), an Oregon Corporation described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

The NW ¼ of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The property is free from all encumbrances except those listed on Exhibit A attached hereto.

The true consideration for this conveyance is \$175,000.

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.

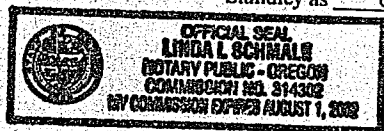
A.  
BRUCE STANDLEY CONSTRUCTION

By: Bruce A. Standley  
Bruce A. Standley

Its: Owner

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on November 3, 1999, by Bruce A. Standley as owner of Bruce Standley Construction.



Linda L. Schmale  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

## WARRANTY DEED

Bruce Standley Construction

P.O. Box 720

Winchester, Oregon 97495

Grantor's Name and Address

Western Timber Co.

P.O. Box 5805

Portland, Oregon 97223

Grantee's Name and Address

After recording return to (Name and Address):

Debbie Sumich

P.O. Box 5805

Portland, Oregon 97223

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

Western Timber Co.

P.O. Box 5805

Portland, Oregon 97223

STATE OF OREGON

COMMISSION

RECORDED 11/08/99

BY \_\_\_\_\_

FEE \$ \_\_\_\_\_

COUNTY CLERK

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 11/08/99, at 3:26 p.m.  
In Vol. M99 Page 44609  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
  2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
  3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
  4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
  6. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
  7. This property lies within and is subject to the levies and assessments of the Fire Patrol District.
  8. Reservations of mineral, oil and gas rights as disclosed by Deed,  
Recorded : May 4, 1965  
Book : 361  
Page : 239
  9. Reservation, including the terms and provisions thereof,  
Dated : May 26, 1965  
Recorded : June 14, 1965  
Book : 362  
Page : 285  
From : Klamath Lumber & Box Company, Inc.  
To : Martin F. Dubin and Lynn Lorraine Dubin,  
husband and wife  
As follows : "...it is agreed between the parties hereto that there is excepted and reserved from the sale herein made all the fissionable materials on mineral, oil and gas rights on the property hereinabove described, they forming no part of this conveyance."
- NOTE: The mineral interest reserved or excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.
10. Possible lack of access to and from said land. Our examination of the subject property does not disclose access to a public street or way. If an appurtenant easement over adjoining property is to be insured, an additional charge will be made.