



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051199

AFTER RECORDING RETURN TO:
CITY OF KLAMATH FALLS500 Klamath Ave
Klamath Falls, OR. 97601
Attn: Elise OlsonUNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEState of Oregon, County of Klamath
Recorded 03/02/01, at 11:19am.
In Vol. M01 Page 8512
Linda Smith,
County Clerk Fee \$ 21.00MODOC LUMBER CO., an Oregon corporation, hereinafter called
GRANTOR(S), convey(s) and warrants to CITY OF KLAMATH FALLS, a
municipality, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Parcel 2 of LAND PARTITION 43-00, being a portion of the
Northwest quarter of Section 4, Township 39 South, Range 9 East
of the Willamette Meridian; the Southeast quarter of Section
32, Township 38 South, Range 9 East of the Willamette Meridian;
and the Southwest quarter of Section 33, Township 38 South,
Range 9 East of the Willamette Meridian, records of Klamath
County, Oregon.

edo (K14) "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$1,192,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of February, 2001,MODOC LUMBER CO., an Oregon
corporationBY: Thomas M. Shaw
THOMAS M. SHAW

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 2nd
day of March, 2001, by Thomas M. Shaw, as Thomas M. Shaw
of Modoc Lumber Co., an Oregon corporation.2/A Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001