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STATE OF OREGON,

MODOC LUMBER COMPANY

PO BOX 257

KLAMATH FALLS OR 97601

Grantor's Name and Address

PINE CONE, LLC

PO BOX 257

KLAMATH FALLS OR 97601

Grantee's Name and Address

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

PINE CONE, LLC

PO BOX 257

KLAMATH FALLS OR 97601

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

PINE CONE, LLC

PO BOX 257

KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 01/15/2002 3:15 p. m.Vol M02, Pg 2651-52

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2 puty.

MTC S3637-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MODOC LUMBER COMPANY, an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

PINE CONE, LLC, an Oregon limited liability companyhereinafter 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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): except those of record and those apparent upon the land, if any, as of the date of this deed

and that 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 \$ _____. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ 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 on December 10, 2001; 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.

MODOC LUMBER COMPANY, an Oregon corporationby: Thomas J. Shaw
THOMAS J. SHAW, PresidentSTATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on December 10, 2001by THOMAS J. SHAWas PRESIDENTof MODOC LUMBER COMPANY, an Oregon corporationOFFICIAL SEAL
DONALD A. ISENSEE
NOTARY PUBLIC - OREGON
COMMISSION NO. 318300
MY COMMISSION EXPIRES JAN. 06, 2003Donald A. Iensee
Notary Public for Oregon
My commission expires 1-6-03

**PROPERTY LINE ADJUSTMENT 17-01
LEGAL DESCRIPTION OF PARCEL FROM
MODOC TO PINE CONE**

SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ALSO BEING A PORTION OF BLOCK 74 OF "KLAMATH ADDITION" TO THE CITY OF KLAMATH FALLS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF FOURTH STREET WHICH BEARS NORTH 60°31'43" WEST, 364.98 FEET FROM THE MOST WESTERLY CORNER OF BLOCK 92 OF "KLAMATH ADDITION" TO THE CITY OF KLAMATH FALLS, EVIDENCED BY A 5/8" IRON ROD WITH 1 1/2" ALUMINUM CAP PER SURVEY NUMBER 4012, KLAMATH COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 51°04'00" EAST, 35.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 38°57'46" WEST, 290.00 FEET; THENCE NORTH 51°04'00" WEST, 127.50 FEET; THENCE NORTH 38°57'46" EAST, 30.00 FEET; THENCE NORTH 51°04'00" WEST, 40.00 FEET; THENCE NORTH 83°21'35" EAST, 189.39 FEET; THENCE NORTH 38°57'46" EAST, 124.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21,885 SQUARE FEET (0.50 ACRES), MORE OR LESS.