

WTC- 05116 KR

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State of Oregon, County of Klamath
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 Vol M04 Pg 38697-700
 Linda Smith, County Clerk
 Fee \$ 36.00 # of Pgs 4

2243-79

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, Grantor, (formerly known as Southern Pacific Transportation Company, a Delaware corporation) releases and quitclaims to LUMBERMEN'S, INC., a Washington corporation, Grantee, and unto its successors and assigns forever, all right, title and interest in and to the real property (hereinafter the "Property") situated in Klamath Falls, Klamath 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 Grantee, its successors and assigns.

The true and actual consideration for this quitclaim is \$70,425.00.

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).

Return to: Lumbermen's Inc
 PO BOX 3400
 Olympia, WA 98501
 Attn: M. David Dittmer, Pres

3000 am

38698

DATED this 13th day of MAY, 2004.

Attest:


Assistant Secretary

(Seal)

UNION PACIFIC RAILROAD COMPANY

By:


Title: GENERAL MANAGER-REAL ESTATE

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

Lumbermen's Inc.
3773 MartinWay
P.O. Box 3406
Olympia, WA 98509

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On MAY 13, 2004, before me, a Notary Public in and for said County and State, personally appeared Tony K. Love and M. E. Heenan who are the General Manager – Real Estate 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.



Notary Public

(Seal)

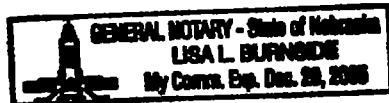


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situate in the NW1/4 NW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Main Street with the centerline of Spring Street; thence North 89° 45' 00" East 234.51 feet to a point; thence South 26° 39' 30" East 333.18 feet to the TRUE POINT OF BEGINNING, said point also being the Southeast corner of Parcel 2 as described in the Deed to Lumbermen's of Washington, Inc., recorded June 27, 1995 in Volume M95, page 16827, Microfilm Records of Klamath County, Oregon; thence South 63° 20' 30" West 100 feet to the Northeast corner of Lot 12, Block 1, as shown on the plat of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of said Block 1, said RAILROAD ADDITION, a distance of 408.25 feet, more or less, to a point; thence North 21° 29' 53" East a distance of 75.50 feet; thence North 09° 29' 46" West a distance of 86.81 feet; thence North 15° 18' 12" West a distance of 107.34 feet; thence North 22° 19' 38" West a distance of 145.02 feet; thence North 26° 39' 30" West a distance of 24.86 feet to the True Point of Beginning.