

06:10:55 PM 3:25

MT66971-KR



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State of Oregon, County of Klamath
Recorded 11/05/04 3:25 P m
THIS SPAC Vol M04 Pg 76391-92
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:

Ross L. Perrin

36587 Hwy 97 North

Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

Ross L. Perrin

36587 Hwy 97 North

Chiloquin, OR 97624

Escrow No. MT66971-KR

STATUTORY WARRANTY DEED

Train Mountain, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Ross L. Perrin**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

EXHIBIT "A" LEGAL DESCRIPTION

All of Government Lots 7 and 10 lying East of Highway 97 in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT, a parcel of land lying in Lots 7 and 10 of Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; the said parcel being that portion of said lots included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated the Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 3125+00, said station being 1288.13 feet South and 1086.50 feet East of the North quarter corner of Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 6° 29' 28" West 519.89 feet; thence on a spiral curve left (the long chord of which bears South 6° 21' 58" West 250 feet) 250 feet; thence on a 19,098.59 foot radius curve left (the long chord of which bears South 5° 43' 33" West 260.18 feet) 260.19 feet; thence on a spiral curve left (the long chord of which bears South 5 ° 05' 08" West 250 feet) 250 feet; thence South 4° 57' 38" West 6419.92 feet to the Engineer's center line Station 3202+00.

The widths in feet of the strip of land above referred to are as follows:

Station to Station Width on Easterly side of Center line

3172+00 3178+00 60 in a straight line to 100

3178+00 3188+00 100

Bearings are based upon the Oregon Co-ordinate System, South Zone.

2600
mm

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

76392

The true and actual consideration for this conveyance is \$192,400.00.

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.

Dated this 2nd day of November, 2004.

Train Mountain, Inc., an Oregon Corporation

BY: [Signature]
Quentin L. Breen, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on November 2, 2004 by Quentin L. Breen as President for Train Mountain, Inc., an Oregon Corporation.

[Signature]
(Notary Public for Oregon)

My commission expires 11/14/2006

