

2007-018425

Klamath County, Oregon



00034013200700184250020023

10/26/2007 09:20:35 AM

Fee: \$26.00

After Recording Return to:

FRIENDS OF TRAIN MOUNTAIN

PO Box 742

LA CANNER, WA 98257

Until a change is requested all tax statements

Shall be sent to the following address:

FRIENDS OF TRAIN MOUNTAIN

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65213ms

TRAIN MOUNTAIN RAILROAD MUSEUM, an Oregon Corporation, herein called grantor, convey(s) to FRIENDS OF TRAIN MOUNTAIN, an Oregon Corporation, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$70,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated October 22, 2007.

TRAIN MOUNTAIN RAILROAD MUSEUM

BY: QUENTIN L. BREEN, PRESIDENT

STATE OF OREGON, County of Klamath) ss.

On Oct. 24, 2007 personally appeared the above named QUENTIN L. BREEN AS PRESIDENT OF TRAIN MOUNTAIN RAILROAD MUSEUM and acknowledged the foregoing instrument to be its/his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065213

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

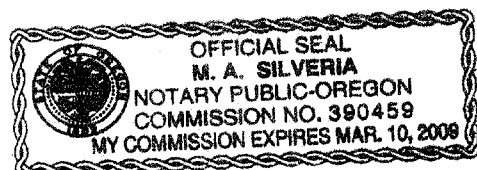



Exhibit A

A parcel of land situated in the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said parcel, from which the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian bears Westerly 330.00 feet along the South line of the NW 1/4 of the NW 1/4 in Section 29; thence Northerly and parallel to and 330.00 feet from the West section line in Section 29 - 330.00 feet to a point; thence Easterly and parallel to and 330.00 feet from the South line of the NW 1/4 of the NW 1/4 in Section 29 to a point at the intersection of the East line of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 29; thence Southerly along the East line of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 29 to a point at the intersection of the South line of the NW 1/4 of the NW 1/4 in Section 29; thence Westerly along the South line of the NW 1/4 of the NW 1/4 in Section 29 to the point of beginning.

TOGETHER WITH a non-exclusive easement, 30 feet wide, for ingress and egress over and across the following property:

Beginning at the North 1/16 corner in Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian; thence Northerly along the West section line in Section 29 to a point at the intersection of the Southerly right of way line of Highway 422; thence Northeasterly along the Southerly right of way line of said Highway 422 to a point at the intersection of the East line of the W 1/2 of the NW 1/4 of the NW 1/4 in Section 29, being the Northeast corner of said parcel, the true point of beginning; thence Southerly along the East line of the W 1/2 of the NW 1/4 of the NW 1/4 in Section 29 to a point at the intersection of a line running parallel to and 330.00 feet Northerly from the South line of the NW 1/4 of the NW 1/4 in Section 29; thence Westerly and parallel to and 330.00 feet Northerly from the South line of the NW 1/4 of the NW 1/4 in Section 29 - 30.00 feet; thence Northerly and parallel to and 30.00 feet from the East line of the W 1/2 of the NW 1/4 of the NW 1/4 in Section 29 to a point at the intersection of the Southerly right of way line of Highway 422; thence Northeasterly along the Southerly right of way line of Highway 422 to the true point of beginning.

 Train Mountain Railroad Museum reserves a 30 foot easement for ingress and egress by vehicle or train track for access to Hwy 422 to be used jointly by Train Mountain and Friends of Train Mountain

CODE 138 MAP 3407-02900 TL 00401 KEY #875540