

UTC 96766-MS  
Union Pacific Railroad Company  
1400 Douglas Street, Stop 1690  
Omaha, NE 68179

2013-002774  
Klamath County, Oregon  
03/14/2013 02:51:35 PM  
Fee: \$57.00

**Grantor's name and address**

Jon David Schnebly and Laurie Kay Goolsby  
20766 Keno Worden Road  
Klamath Falls, Oregon 97603

**Grantee's name and address**

**After recording, return to:**

Jon David Schnebly and Laurie Kay Goolsby  
20766 Keno Worden Road  
Klamath Falls, Oregon 97603

**Until a change is requested, all tax statements  
shall be sent to:**

Jon David Schnebly and Laurie Kay Goolsby  
20766 Keno Worden Road  
Klamath Falls, Oregon 97603

*Space Above for Recorder's Use Only*

2784-52

**QUITCLAIM DEED**

**UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation, successor in interest through merger with Union Pacific Railroad Company, a Utah corporation), Grantor, releases and quitclaims to **JON DAVID SCHNEBLY** and **LAURIE KAY GOOLSBY**, joint tenants with rights of survivorship, Grantees, and unto their heirs and assigns, all right, title and interest in and to the real property (hereinafter the "Property") situated in 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 Grantees, their heirs and assigns.

574mt

The true and actual consideration for this quitclaim is \$13,720.00.

The Property is quitclaimed by Grantor subject to the following covenant, condition and restriction which Grantees by the acceptance of this Deed covenant for themselves, their heirs and assigns, faithfully to keep, observe and perform:

Restriction on Use. Grantees, their heirs and assigns, may use the Property for industrial, office, and retail-oriented commercial business (for example, shopping center, filling station, restaurant) purposes, only, and for no other purposes whatsoever. Without limitation of the foregoing, the Property must not be used for any of the following purposes: (i) residential, (ii) lodgings or accommodations (including, without limitation, hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers), or (iii) cultural, educational, recreational or child-care facilities (including, without limitation, schools, kindergartens, day-care centers, gymnasiums, athletic fields, picnic grounds or parks).

The foregoing covenant, condition and restriction shall run with the Property, and a breach of the foregoing covenant, condition and restriction, or the continuance thereof, may, at the option of Grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 13<sup>th</sup> day of March, 2013.

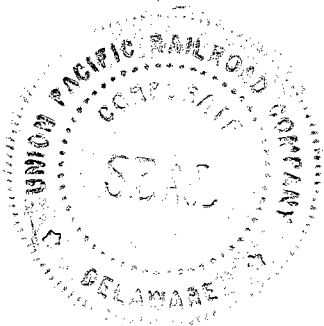
Attest:

**UNION PACIFIC RAILROAD COMPANY,**  
**a Delaware corporation**

C. J. Meyer  
Assistant Secretary

By: Tony K. Love  
Name: TONY K. LOVE  
Title: Assistant Vice President - Real Estate

(Seal)

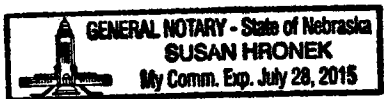


ACKNOWLEDGMENT

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

On March 13, 2013, before me, Susan Hronek, Notary Public in and for said County and State, personally appeared Tony K. Love and C. J. Meyer who are the AVP - 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.


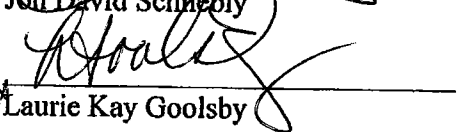


(Seal)

Susan Hronek  
Notary Public

Grantees hereby accept this Deed and agree for themselves, their heirs and assigns, to be bound by the covenants set forth herein.

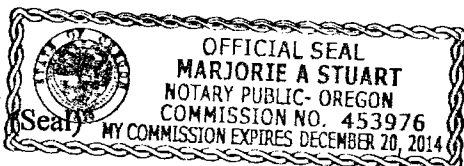
Dated this 5 day of March, 2013.


  
Jon David Schnebly  
  
Laurie Kay Goolsby

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF KLAMATH            )

On March 5, 2013, before me, Marjorie A. Stuart a Notary Public in and for said County and State, personally appeared Jon David Schnebly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



  
Notary Public

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF KLAMATH            )

On March 5, 2013, before me, Marjorie A. Stuart a Notary Public in and for said County and State, personally appeared Laurie Kay Goolsby, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



  
Notary Public

UNION PACIFIC RAILROAD COMPANY  
EXHIBIT "A"

A portion of that certain tract of land located in the SE1/4 of Section 32, Township 40 South, Range 8 East conveyed by the following deeds:

Bargain and Sale deed dated August 30, 1907, from H.F. Chapman, et. Al, to California Northern Railway Company (predecessor to Union Pacific Railroad Company) recorded on October 5, 1907, in Book 23, at Page 205, Klamath County, Oregon

Bargain and Sale deed dated August 31, 1908, from H.F. Chapman, et. Al, to California Northern Railway Company (predecessor to Union Pacific Railroad Company) recorded on January 1, 1908, in Book 25 at Page 399, Klamath County, Oregon

Except, that certain tract of land conveyed by Bargain and Sale deed dated May 2, 1966 from, Southern Pacific Company (predecessor to Union Pacific Railroad Company) to Tulana Farms.

OFFICE OF REAL ESTATE  
OMAHA, NE  
January 29, 2013