

2013-004981

Klamath County, Oregon



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05/08/2013 02:44:39 PM

Fee: \$67.00

mtc 95717-DS

After recording, return to:

John Black
P.O. Box 742
LaConner, WA 98257

Send tax statements to:

Railroad Institute
P.O. Box 438
Chiloquin, Oregon 97624

WARRANTY DEED

FRIENDS OF TRAIN MOUNTAIN, an Oregon non-profit corporation that has been appointed by court order, in Klamath County Circuit Court Case No. 10-03774CV, as custodian of TRAIN MOUNTAIN FOUNDATION, an Oregon charitable trust, TRAIN MOUNTAIN RAILROAD MUSEUM, an Oregon non-profit corporation, and TRAIN MOUNTAIN, INC., an Oregon business corporation ("Grantor"), conveys and warrants to TRAIN MOUNTAIN HOLDINGS A, LLC, to hold legal title for the benefit of RAILROAD INSTITUTE, an Oregon non-profit corporation ("Grantee"), the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

The true consideration for this conveyance is \$1.00 and other valuable consideration.

Dated this 8th day of May, 2013.

FRIENDS OF TRAIN MOUNTAIN, an
Oregon non-profit corporation, as Custodian
of Train Mountain Railroad Museum

By: John C. Black, President

FRIENDS OF TRAIN MOUNTAIN, an
Oregon non-profit corporation, as Custodian
of Train Mountain Foundation

By: John C. Black, President

FRIENDS OF TRAIN MOUNTAIN, an
Oregon non-profit corporation, as Custodian
Of Train Mountain, Inc.

By: John C. Black, President

STATE OF OREGON)
) ss.
County of Klamath)

SUBSCRIBED AND ACKNOWLEDGED before me this 8th day of May, 2013, by John C. Black, as President of FRIENDS OF TRAIN MOUNTAIN, an Oregon non-profit corporation, as Custodian of Train Mountain Railroad Museum, Train Mountain Foundation, and Train Mountain, Inc., who personally appeared.



Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 6:

All in Township 34 South, Range 7 East of the Willamette Meridian Klamath County, Oregon.

Section 28: The SW1/4 of the SE1/4 and that portion of the S1/2 of the SW1/4 and that portion of the S1/2 of the N1/2 of the SW1/4, lying southerly of State Highway #422 EXCEPT that portion conveyed to the State of Oregon for highway purposes by deed recorded July 17, 2002 in Volume M02, page 40625, records of Klamath County, Oregon..

Section 29: The S1/2 of the N1/2 of the SE1/4 and the S1/2 of the SE1/4 EXCEPT that portion described as follows: Commencing at the section corner common to Sections 28, 29 32 and 33 in said township and range; thence North 80° 54' 10" West 614.85 feet to the true point of beginning of the parcel of land to be described; thence South 52° 29' 30" West 150.00 feet; thence North 37° 30' 30" West 150.00 feet; thence North 52° 29' 30" East, 150.00 feet; thence South 37° 30' 30" East 150.00 feet to the point on beginning.

Section 32: The N1/2; the E1/2 of the NE1/4 of the SW1/4; the N1/2 of the SE1/4 and the SW1/4 of the SE1/4

Section 33: The N1/2 of the NW1/4 of the NE1/4