

2013-004992

Klamath County, Oregon



05/08/2013 02:48:25 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

47 Amt

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: [Signature]
John C. Black, President

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

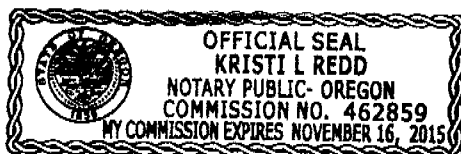
By: [Signature]
John C. Black, President

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

By: [Signature]
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.



[Signature]
Notary Public for Oregon
My commission expires: 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 17:

All in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Section 4: The W1/2 of Government Lot 16 and 22 and all of Government Lots 14, 15, 23, 24, 25, 32, and 36 lying North of State Highway #422.

EXCEPTING THEREFROM the following: Beginning at a 5/8 inch iron pin marking the NW corner of Government Lot 31; thence from said point of beginning S89° 36' 32" East along the North line of said Government Lot 31, 666.29 feet to a 5/8 inch iron pin on the Westerly right of way of Oregon State Highway 422; thence Southerly and Westerly along the Westerly and Northerly right of way of said Oregon State Highway 422 the following eight bearings and distances: along the arc of a 2620.91 feet radius curve to the left (Delta = 06° 13' 43", long chord = South 10° 40' 32" East 284.78") 284.93 feet; thence South 13° 47' 26" East 116.10 feet; thence along the arc of a 326.07 feet radius curve to the right (Delta = 44° 29' 20", long chord = South 08° 27' 14" West 246.87 feet), 253.18 feet; thence South 30° 41' 54" West 80.61 feet; thence along the arc of a 260.93 feet radius curve to the right (Delta = 53° 22' 15", long chord = South 57° 23' 02" West 234.36 feet) 243.06 feet; thence South 84° 04' 09" West 939.83 feet; thence along the arc of a 821.14 feet radius curve to the left (Delta = 23° 05' 07", long chord = South 72° 31' 36" West 328.62 feet) 330.85 feet; thence South 60° 59' 02" West 0.61 feet; thence leaving said State Highway 422 right of way North 29° 00' 58" West 10.55 feet; thence along the arc of a 70.00 feet radius curve to the right (Delta = 24° 22' 31", long chord = North 16° 49' 43" West 29.36 feet) 29.78 feet; thence North 04° 38' 27" West 114.16 feet; thence along the arc of a 470.00 feet radius curve to the right (Delta = 16° 24' 46", long chord = North 03° 33' 56" East 134.18 feet) 134.64 feet; thence North 11° 46' 19" East 193.60 feet; thence along the arc of a 1030.00 feet radius curve to the left (Delta = 03° 00' 05", long chord = North 10° 16' 16" East 53.95 feet) 53.96 feet; thence North 08° 46' 14" East 221.33 feet; thence along the arc of a 81.00 feet radius curve to the right (Delta = 64° 10' 39", long chord = North 40° 51' 33" East 86.06 feet) 09.73 feet; thence North 72° 56' 53" East 165.58 feet; thence along the arc of a 530.00 feet radius curve to the left (Delta = 17° 47' 22", long chord = North 64° 03' 12" East 163.90 feet) 164.56 feet; thence North 55° 09' 31" East 178.68 feet to a point on the North line of Government Lot 32; thence South 89° 43' 28" East along the North line of said Government Lot 32, 200.01 feet to the point of beginning.

Section 5: Government Lot 9, 10, 15, 16, 17, 18, 23 and 24