

2013-004998

Klamath County, Oregon



00135520201300049980030035

05/08/2013 02:50:24 PM

Fee: \$67.00

*MAC 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 B, 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

[Signature]  
By: John C. Black, President

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

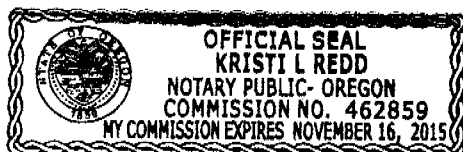
[Signature]  
By: John C. Black, President

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

[Signature]  
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 23:**

A parcel of land situated in Government Lots 31 and 36 in Section 4 of Government Lots 2 and 7 in Section 9, ALL in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the Section line common to said Section 4 and 9 from which the quarter corner common to said Sections 4 and 9 bears South 89° 38' 24" West a distance of 280.00 feet; thence from said point of beginning South 949.17 feet; thence East 502.11 feet to a point on the Westerly right of way line of U.S. Highway #97; thence North 04° 02' 34" East along said Westerly right of way line 2,273 feet, more or less, to a point on the North line of said Government Lots 31; thence West along said north line of Government Lot 31, 187 feet, more or less, to the Easterly right of way line of the South Chiloquin State Highway; thence Southerly and Westerly along said Easterly and Southerly right of way line of said South Chiloquin State Highway to a point that is North of the point of beginning; thence South 412 feet to the point of beginning.