

2013-005002

Klamath County, Oregon

MC 95717-125

After recording, return to:

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



00135524201300050020030031

05/08/2013 02:51:43 PM

Fee: \$67.00

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

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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."

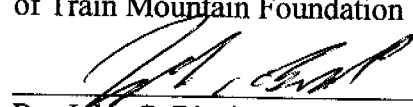
The true consideration for this conveyance is \$1.00 and other valuable consideration.

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

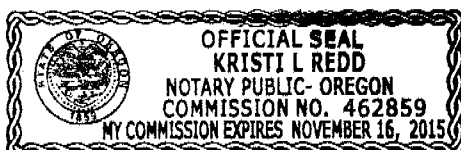

By: John C. Black, President

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.



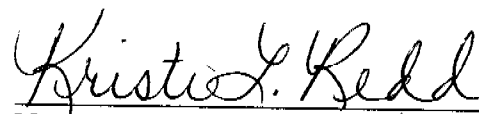

Notary Public for Oregon
My commission expires: 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 27:

A parcel of land situated in Government Lots 2, 7 and 10, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 2 (said point also being the North one-quarter corner of said Section 9); thence South $00^{\circ} 00' 30''$ West along the West line of said Government Lot 2, 311.14 feet, to the true point of beginning of this description; thence from said point of beginning North $89^{\circ} 38' 24''$ East 280.08 feet; thence South 638.03 feet; thence East 502.11 feet, to a point on the Westerly right of way line of U.S. Highway #97; thence South $04^{\circ} 02' 34''$ West along the Westerly right of way of said U.S. Highway #97 1020.29 feet, to a point on the South line of said Government Lot 10; thence North $89^{\circ} 59' 02''$ West along the South line of said Government Lot 10, 710.46 feet, to the Southwest corner of said Government Lot 10; thence North $00^{\circ} 00' 30''$ East along the West lines of Government Lot 10, Government Lot 7 and Government Lot 2, 1653.82 feet to the true point of beginning. EXCEPT that portion lying within said Government Lot 10.