

2013-004998

Klamath County, Oregon



00135520201300049980030035

05/08/2013 02:50:24 PM

Fee: \$67.00

MC 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

2013-006581

Klamath County, Oregon

06/11/2013 10:19:35 AM

Fee: \$72.00

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

****This document (2013-004998) is being re-recorded to correct error in the legal description**

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

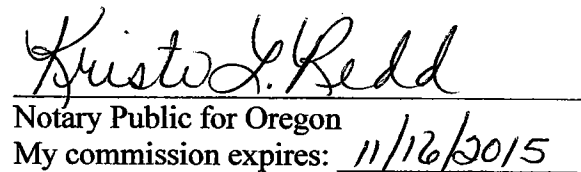


EXHIBIT "A"
LEGAL DESCRIPTION

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.

SAVE AND EXCEPT that portion deeded to the State Highway. ALSO EXCEPT that portion within Section 9, Township 35 south, Range 7 east of the Willamette Meridian, Klamath County, Oregon.