

AM NCS-744510-WA1



2017-011006

Klamath County, Oregon

09/28/2017 11:06:59 AM

Fee: \$57.00

After recording return to:

First American Title Insurance Company
Attn: Jen Modjeska
818 Stewart Street, Suite 800
Seattle, WA 98101
File No. T2017-553
Map/Account No.: 3714-003AA-04700-000
(R885248)

This space reserved for recorder's use.

QUITCLAIM DEED

WEYERHAEUSER NR COMPANY, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104, "Grantor", hereby releases and quitclaims to KNESS ENTERPRISES LLC whose address is PO Box 54, Bly, Oregon 97622 "Grantee", any and all right, title and interest in and to the fee simple title to the real property described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

The true consideration for this conveyance is Two Thousand and 00/100 U.S. Dollars (\$2,000.00)

Grantee is purchasing the Property in its "As-Is", "Where-Is" condition and acknowledges Grantor has made no representations with respect to the condition thereof, or the suitability of the Property for any purpose. Grantee or anyone claiming by, through or under Grantee, hereby fully and irrevocably releases Grantor, Grantor's parent company, and any of the parent company subsidiaries, including their agents and representatives (collectively the "Released Parties") from any and all claims that it may now have or hereafter acquire against the Released Parties for any cost, loss, liability, damage, expense, action or cause of action, whether foreseen or unforeseen, arising from or related to any defects, errors or omissions on or in the Property, the presence of environmentally hazardous, toxic or dangerous substances, or any other conditions (whether patent, latent or otherwise) affecting the Property, and Grantee shall indemnify, defend and hold harmless the Released Parties from any such claims made by Grantee, or anyone claiming by, through or under Grantee. Grantee further acknowledges and agrees that this release shall be given full force and effect according to each of its expressed terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. Grantee hereby acknowledges that Grantor has relied upon these provisions in agreeing to make this conveyance, and also acknowledges that these provisions represent a material part of Grantor's consideration for this conveyance.

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.

Effective the 19th day of September, 2017.

GRANTOR:

WEYERHAEUSER NR COMPANY

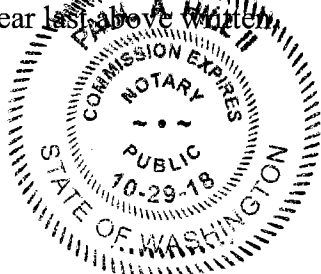
By Kristy T. Harlan
Name Kristy T. Harlan
Title Senior Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this 19th day of September, 2017, I certify that I know or have satisfactory evidence that Kristy T. Harlan is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as the Senior Vice President of Weyerhaeuser NR Company, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Paul A. Hill II
Notary Public in and for the
State of Washington
Residing in Seattle
My Commission Expires: 10/29/2018
Printed Name: Paul A. Hill II

[Grantee signature page follows]

Grantee hereby acknowledges that the above provisions are specifically bargained for and represent a material part of Grantor's consideration for this conveyance.

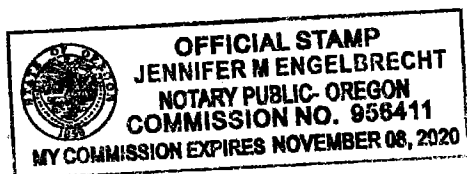
GRANTEE:
KNESS ENTERPRISES LLC

By Donna Marie Kness
Donna Marie Kness, Member

STATE OF OREGON)
) ss
COUNTY OF KLAMATH)

On this 28th day of September, 2017, I certify that I know or have satisfactory evidence that Donna Marie Kness is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as Member of Kness Enterprises LLC, an Oregon limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Jennifer M Engelbrecht
Notary Public in and for the
State of Oregon
Residing in Klamath County
My Commission Expires: 11-8-2020
Printed Name: Jennifer M Engelbrecht

EXHIBIT "A"

Legal Description

Klamath County, Oregon

Parcel 3

THOSE PORTIONS OF THE FORMER OREGON CALIFORNIA AND EASTERN RAILWAY COMPANY R/W CONVEYED BY DEED RECORDED IN VOLUME M92, PAGE 15208, DEED RECORDS OF KLAMATH COUNTY, OREGON LYING SOUTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 36 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN. (NOTE: CONVEYS LAND IN SECTION 3, TOWNSHIP 37 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN).