

WARRANTY DEED

THIS INDENTURE WITNESSETH That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife; RAY BYRNES and IRENE BYRNES, husband and wife; DORMAN A. TURNER and ARLENE I. TURNER, husband and wife; ORRIN L. STUEMPGES and SHIRLEY A. STUEMPGES, husband and wife, and ORE-CAL GENERAL WHOLESALE, INC., a corporation, herein called "grantors", in consideration of NINE HUNDRED AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to WASHBURN ENTERPRISES, INC., an Oregon corporation, herein called "grantee", its successors and assigns forever, the following-described premises, situated in Klamath County, Oregon:

A tract of land situated in Lot 48, ENTERPRISE TRACTS, being in the SE 1/4, Section 4, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin W. 30.00 feet, N. 00°04'45" E. 40.00 feet and W. 220.00 feet from the Southeast corner of said Section 4; thence W. 50.00 feet; thence N. 00°09'45" E. 50.00 feet; thence E. 50.00 feet; thence S. 00°09'45" W. 50.00 feet to the point of beginning. ALSO an easement to the above-described tract from Washburn Way described as follows: Beginning at a 5/8 inch iron pin on the Westerly right of way line of Washburn Way, said point being W. 30.00 feet and N. 00°04'35" E. 40.00 feet from the Southeast corner of said Section 4; thence W. 220.00 feet; thence N. 00°09'45" E. 10.00 feet; thence E. 219.98 feet to the Westerly right of way line of said Washburn Way; thence S. 00°04'35" W. 10.00 feet to the point of beginning, with bearings based on recorded survey No. 1463, as recorded in the Klamath County Surveyor's office.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (3) Rules, regulations and assessments of South Suburban Sanitary District. (4) Easements and releases of damages, including the terms and provisions thereof, granted to The California Oregon Power Company, relative to raising and/or lowering the water of Lake Ewauna and Klamath River between the surface elevations of 4085.0 and 4086.50 as shown by the records of Klamath County, Oregon. (5) Reservations and restrictions in deed from Anglo California National Bank of San Francisco, a corporation, to The California Oregon Power Company, dated December 30, 1938, recorded January 24, 1939, in Deed Volume 120, Page 109, records of Klamath County, Oregon. (6) Easement for transmission line, including the terms and provisions thereof, given by Samuel S. Johnson, et ux, to Pacific Power & Light Company, a corporation, dated August 22, 1966, recorded August 24, 1966, in Volume M-66, Page 8536, Microfilm records of Klamath County, Oregon. (7) Easement for water main or pipe line, including the terms and provisions thereof, given by Samuel S. Johnson, dba S. S. Johnson Company, to Oregon Water Corporation, dated June 26, 1967, recorded July 10, 1967, in Deed Volume M-67, Page 5156, Microfilm records of Klamath County.

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(8) Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner to California-Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Volume M-70, Page 10618, Microfilm records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantors do covenant to and with said grantee, its successors and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they and their heirs, successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$900.00

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 20th day of December, 1972.

Dorman A. Turner
Norma E. Waggoner
Arleen I. Turner
Orrin L. Stumpges
Shirley A. Stumpges

RAY BYRNES

By Irene M. Byrnes
 His Attorney in Fact

Irene Byrnes
 ORE-CAL GENERAL WHOLESALE, INC.

By W. A. H.
 President

By Ray C. Waggoner
 Secretary

STATE OF OREGON)
 County of KLAMATH)

ss. December 20th, 1972

Personally appeared the above-named HARRY R. WAGGONER, NORMA E. WAGGONER, IRENE BYRNES, DORMAN A. TURNER, ARLENE I. TURNER, ORRIN L. STUEMPGES and SHIRLEY A. STUEMPGES, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



L. Spencer Luster
 NOTARY PUBLIC FOR OREGON
 My commission expires 10/19/75

STATE OF OREGON }
County of KLAMATH } ss. December 20th, 1972

Personally appeared IRENE BYRNES, who, being first duly sworn, did say that she is the attorney in fact for RAY BYRNES and that she executed the foregoing Deed by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 10/19/75

STATE OF OREGON }
County of KLAMATH } ss. December 20th, 1972

Personally appeared HARRY R. WAGGONER and AMY I. WAGGONER, who, being first duly sworn, did say that they are the President and Secretary, respectively, of ORE-CAL GENERAL WHOLESALE, INC., a corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 10/19/75

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 4th day of January A. D., 1973 at 2:32 o'clock P.M., and duly recorded in
Vol. M.73 of DEEDS on Page 139
FREE \$ 6.00
WM. D. MILNE, County Clerk
By [Signature]

Return
Waggoner Enterprises
P.O. Box 664
Klamath Falls, Oregon
97601

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