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K.L.A. - 27081

16284

Warranty Deed

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This Indenture Witnesseth, That WASHBURN ENTERPRISES, INC.,
an Oregon corporation,

herein called "grantor..." in consideration of THIRTEEN THOUSAND AND NO/100 -----
Dollars to it paid, has bargained and sold and by these presents does grant,
bargain, sell and convey to

WILLIAM L. BRADFORD, JR. and CLOYCE E. BARNES,

herein called "grantees..." their heirs and assigns forever, the following
described premises, situated in Klamath County, State of Oregon:

Lot 3, Block 8, Tract 1080, WASHBURN PARK,
according to the official plat thereof on
file in the office of the County Clerk of
Klamath County, Oregon.
SUBJECT TO: (1) Reservations and restrictions
contained in the dedication of Tract 1080,
Washburn Park, and as shown on the plat of
Washburn Park. (2) 1976-77 real property taxes
which are now a lien but not yet due and payable,

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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.s, their
heirs and assigns forever. Said grantor does covenant to and
with said grantees, their heirs and assigns, that it is the owner
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as stated above;
and that it and its successors and representatives will warrant and defend
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$13,000.00.

IN WITNESS WHEREOF, WASHBURN ENTERPRISES, INC., pursuant to
a resolution of its board of directors, has caused these presents to be
signed by its President and Secretary this 7th day of July, 1976.

WASHBURN ENTERPRISES, INC.

By James J. Warner President
By Jewell Luster Secretary

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
WILLIAM L. BRADFORD, JR. and
CLOYCE E. BARNES

Return To:
FFS+L
S. Plaza

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____

10648

Personally appeared the above-named

known to me to be the identical person... described as grantor... in the within Deed, and
acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

STATE OF OREGON }
County of KLAMATH } ss. July 7th, 1976

Personally appeared DORMAN A. TURNER and JEWELL HOUSTON,
who, being first duly sworn, did say that they are the President and Secretary,
respectively, of WASHBURN ENTERPRISES, INC., an Oregon 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:

Irma K. Meeker
NOTARY PUBLIC FOR OREGON
My commission expires 3-8-79

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }
County of Klamath }
Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 14th day of JULY A.D. 1976

at 11:34 o'clock A.M. and duly

recorded in Vol. M. 76 of DEEDS

BY

Wm D. MILNE, County Clerk

By *Hazel D. Milne* Deputy

Fee \$ 6.00

Return to: