

A-29380

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

49732

WARRANTY DEED

Vol. 1718 Page 12254

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, ORE. 97204

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath Racquet Club, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West 210 feet of Lot 1 and the North 225.44 feet of the West 210 feet of Lot 2, Block 6, 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) Rules, regulations and assessments of South Suburban Sanitary District. (2) Reservations and restrictions contained in the dedication of Washburn Park.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as stated above,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00.
The consideration consists of or includes other property or value or promise which is stated in the consideration (indicate which) ~~of or includes other property or value or promise which is stated in the consideration~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of June, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____) ss.
_____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

WASHBURN ENTERPRISES, INC.

By Dorman A. Turner Pres.
By Jewell Huston Secy.

STATE OF OREGON, County of Klamath
June 7, 1978) ss.

Personally appeared DORMAN A. TURNER and JEWELL HUSTON, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of WASHBURN ENTERPRISES, INC., a corporation.

and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Delores Baldwin (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: May 13, 1981

WASHBURN ENTERPRISES, INC.

P. O. BOX 1886

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

KLAMATH RACQUET CLUB, INC.

2524 Crosby Avenue

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Racquet Club, Inc.

P.O. Box 1948

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH RACQUET CLUB, INC.

P.O. Box 1948

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of June, 1978, at 3:34 o'clock P.M., and recorded in book M78 on page 12254 or as file/reel number 49732

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Hellick Recording Officer
Deputy

Fee \$3.00