

THIS INDENTURE WITNESSETH, That WASHBURN ENTERPRISES, INC., an Oregon corporation, herein called "grantor", in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to IRENE BYRNES an undivided 40% interest as tenant in common, to DORMAN A. TURNER and ARLENE I. TURNER, husband and wife, as tenants by the entirety, an undivided 20% interest in common, and to ORRIN L. STUEMPGES and SHIRLEY A. STUEMPGES, husband and wife, as tenants by the entirety, an undivided 40% interest in common, herein called "grantees", their heirs and assigns forever, in and to the following-described premises, situated in Klamath County, State of Oregon, to-wit:

A tract of land situated in Lot 1, Block 4, TRACT 1080, WASHBURN PARK, containing 5.958 acres, described as follows: All of Lot 1, Block 4, excepting the northerly 425 feet thereof. SUBJECT TO: (1) Easements and rights of way of record and those apparent on the ground. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Reservations and restrictions contained in the dedication of Washburn Park,

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 grantees, 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 \$150,000.00.

IN WITNESS WHEREOF, WASHBURN ENTERPRISES, INC., an Oregon corporation, has caused these presents to be signed by its President and Secretary this 20th day of April, 1978.

WASHBURN ENTERPRISES, INC.

By Dorman A. Turner Pres.  
By Jerrell Hunter Sec.

22011

STATE OF OREGON

County of KLAMATH }

ss.

10-3-78

Personally appeared DORMAN A. TURNER and JEWELL HUSTON, 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 on 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:

*Alma Corbett*  
NOTARY PUBLIC FOR OREGON  
My commission expires April 8, 1980

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 3rd day of October A.D. 19 78  
at 3:09 o'clock P M, and duly  
recorded in Vol. M78 of Deeds  
page 22010  
Wm D. MILNE, County Clerk  
By *Bernadette Hetsch* Deputy  
Fee \$6.00

Return To  
Dorman Turner  
P.O. Box 1886  
Klamath Falls,  
Ore, 97601

SEND TAX STATEMENTS TO:

Dorman Turner  
P.O. Box 1886  
Klamath Falls, Ore