

WARRANTY DEED—STATUTORY FORM  
 CORPORATE GRANTOR  
 Washburn Enterprises, Inc.,

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duly organized and existing under the laws of the State of Oregon Grantor, conveys and warrants to Richard Andrew Simpson, Goldie Miller, Earlene Hall & Andrew Miller Grantee, not as tenants in common but with the right of survivorship, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

**PARCEL 1**

A parcel of land situate in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence North 0°27' West 77.7 feet to the true point of beginning; thence North 46°07' West 226 feet to a point; thence North 43°00' East 133.0 feet to a point; thence East along the South line of parcel of land described in deed Vol. M67, (For continuation of this document, see reverse side of this deed.)

The said property is free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

The true consideration for this conveyance is \$21,000.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on January 5, 1979.

(CORPORATE SEAL)

By *Dorman A. Turner* President  
 By *Jewell Huston* Secretary

STATE OF OREGON, County of Klamath ss: January 5, 1979  
 Personally appeared Dorman A. Turner and Jewell Huston

who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of Washburn Enterprises, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed 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.

(OFFICIAL SEAL)

Before me, Notary Public for Oregon; My commission expires 8-5-79

**WARRANTY DEED**

GRANTOR
GRANTEE
GRANTEE'S ADDRESS, ZIP
After recording return to: Richard Simpson P.O. Box 351 Sprague River, OR 97699
NAME, ADDRESS, ZIP
Until a change is requested, all tax statements shall be sent to the following address: SAME
NAME, ADDRESS, ZIP

**STATE OF OREGON**

County of \_\_\_\_\_ ss.  
 I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said County. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
 Deputy

page 10096, to the East line of said SW1SE1; thence South along said East line to the point of beginning.

SAVING AND EXCEPTING therefrom that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by deed recorded January 18, 1974, Vol. M74 page 656.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Access restrictions, contained in Deed, dated and recorded January 18, 1974, in Deed Volume M74 at page 656, records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, from Fred J. Dallas and Genevieve G. Dallas to John O. Jacobson, dated December 18, 1978, recorded December 19, 1978, in M78 at page 28269, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of Klamath County Title Co.

this 8th day of January A. D. 1979 at 3:51 o'clock P. M.,

and duly recorded in Vol. M79 of Deeds on Page 606

Fee \$6.00

Wm D. MILNE, County Clerk

*Bernetha S. Smith*

NOTED TO STATE

County of  
I certify that the within instrument was duly recorded for record on the 8th day of January 1979 at 3:51 o'clock P. M. and recorded in book M79 of Deeds of said County. Witness my hand and seal of County Clerk.

Recording Officer  
L. J. Smith