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K-31755

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WARRANTY DEED - STATUTORY FORM

Vol. 19 Page 7307



Washburn Enterprises, Inc., a corporation duly organized and existing under the laws of the State of Oregon, Grantor, conveys and warrants to, Ore-Cal General Wholesale, Inc., an Oregon corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A tract of land situated in Lot 5 Block 6, Tract 1080 Washburn Park, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5; thence West along the North line of Hilyard Avenue, 194.04 feet; thence N. 00° 09' 45" E. 50.00 feet; thence West 50.00 feet to the true point of beginning of this description; thence N. 00° 09' 45" E. 354.06 feet to a point on the North (For continuation of this deed, see reverse side of this document.)

The said property is free from all encumbrances except:

The true consideration for this conveyance is \$59,600.00. (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 April 2, 1979

Washburn Enterprises, Inc. (CORPORATE SEAL) By *[Signature]* President

By *[Signature]* Secretary

STATE OF OREGON, County of Klamath, ss: April 2, 1979
Personally appeared *[Signature]* and *[Signature]*

who, each being first duly sworn, did say that the former 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: *[Signature]*
Notary Public for Oregon; My commission expires April 8, 1980

WARRANTY DEED

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording, return to:

Ore-Cal General Wholesale
PO Box 664
K Falls

SPACE RESERVED
FOR
RECORDER'S USE

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

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

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line of said Lot 5; thence following the original lines of said Lot 5, N. 89° 55' 10" W. 210.57 feet, S. 00° 04' 50" W. 244.13 feet, along the arc of a curve to the left (central angle = 90° 04' 50" and radius = 160.00 feet) 251.55 feet, East 49.77 feet, and N. 00° 09' 45" E. 50.00 feet to the true point of beginning, containing 1.82 acres (79,485 square feet), with bearings based on the subdivision plat of said Tract 1080-Washburn Park.

- Subject, however, to the following:
1. Rules, regulations and assessments of South Suburban Sanitary District.
 2. 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 30, 1970, recorded November 30, 1970, in Volume M70 page 10618, Deed Records of Klamath County, Oregon. (runs along West side of Washburn Way)
 3. Right of way for pipeline, including the terms and provisions thereof, given by Washburn Enterprises, Inc., an Oregon corporation, to Oregon Water Corporation, a public utility of the State of Oregon, dated February 5, 1973, recorded February 21, 1973, in Volume 73 page 1863, Deed Records of Klamath County, Oregon.
 4. Reservations and restrictions contained in the dedication of Washburn Park as follows: "...said plat subject to: Building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."
 5. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from Washburn Enterprises, Inc., to Ore-Cal General Wholesale, Inc., dated April 16, 1976, recorded April 20, 1976, in Volume M76 page 5673, Microfilm records of Klamath County, Oregon. (Affects Parcel 1)

STATE OF OREGON; COUNTY OF KLAMATH; ss. Washburn Enterprises, Inc. a corporation duly organized under the laws of the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record at request of Klamath County Title Co. this 3rd day of April A. D. 1979 at 2:24 clock P. M., and duly recorded in Vol. M79 of Deeds on Page 7307

STATE OF OREGON
County of _____
I hereby certify that the within instrument was received for record on the _____ day of _____ 19____ at _____ o'clock _____ M., and recorded in book _____ in page _____ of the _____ volume of the _____ County of _____ and County of _____
Without any bond and seal of _____ County affixed
Recording Officer _____ Deputy _____

Wm D. MILNE, County Clerk
By Linnetha Shetch
Fee \$6.00
Klamath County Title Co.
808x104
4/3/79
Will a change in registered office statement be sent to the following address:
