

Until a change is requested, send all tax statements to the
following address: *Vol. 1182*
1175 E. Main
Medford, Ore.
97501

235

Act →
8097

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation, hereinafter called "Grantor", for the consideration hereinafter stated to the Grantor paid by WALTER C. BADOREK and SHARON BADOREK, hereinafter called "Grantees", hereby grants, bargains, sells, and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

All that real property described on the attached Exhibit "A", incorporated herein by reference thereto.

TO HAVE AND TO HOLD the above-described and granted premises unto the said Grantees, their assigns and the heirs of such survivor, forever; provided that the Grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the Grantees.

And the Grantor above named hereby covenants to and with the above-named Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of the above-granted premises, that the said premises are free from all encumbrances EXCEPT reservations, restrictions, and rights of way apparent on the land; and the easement and restrictions and reservations shown on the attached Exhibit "A", incorporated herein by reference thereto, and that Grantor will warrant and forever defend the above-granted 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 \$35,000.00.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 7th day of Jan., 1982; if the Grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

WASHBURN ENTERPRISES, INC., an Oregon corporation

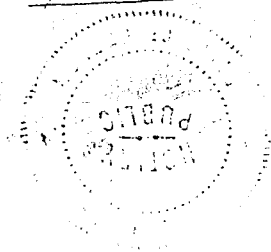
By: *Dorman A. Turner*
President
Jewell Huston
Secretary

STATE OF OREGON)
) ss. _____, 1982
County of Jackson)

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., an Oregon 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.

Before me:

G. W. Huff
Notary Public for Oregon
My Commission Expires: 7-14-84



DESCRIPTION OF PROPERTY

EXHIBIT "A"

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All of the following described real property situate in Klamath County, Oregon:

PARCEL 1:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point 50 feet West and 330.31 feet North of the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, said point being on the North line of that certain parcel of land conveyed by Nassou Company, a corporation, to Great Northern Railway Company, dated September 28, 1928, recorded October 29, 1928 in Book 82 page 463, Deed Records of Klamath County, Oregon; thence North along a line parallel to and 50 feet West of the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 135 feet; thence West along a line parallel to the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 323 feet; thence South along a line parallel to the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 135 feet, more or less, to a point on the North line of the above described parcel of land conveyed to Great Northern Railway Company, thence East along said North line 323 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situated in the E $\frac{1}{4}$ N $\frac{1}{4}$ S $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., described as follows: Beginning at the Southwest corner of said subdivision; thence North on the West line thereof to its Northwest corner; thence East on the North line 610 feet, more or less, to the West right-of-way line of O. C. & E. Railroad; thence South on said line to the North line of the tract of land deeded to Warner by Deed recorded in Deed book 191 page 469; thence West on the North line of said Warner Tract to the Northwest corner thereof; thence South on the West line of said Warner tract to the South line of the N $\frac{1}{4}$ E $\frac{1}{4}$ S $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West on the South line of said subdivision 285 feet, more or less, to the point of beginning.

SUBJECT TO: 1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

2. Rules, regulations, and assessments of South Suburban Sanitary District.

3. Conditions and restrictions as disclosed by instrument recorded October 8, 1947, in Deed Volume 212 page 193 as follows: "in which the right was reserved to construct and maintain ditches, canals and pipe lines over, under, or across land herein described for the purposes of diverting and delivering water for irrigation and domestic uses to adjoining properties".

WITNESSED AT J. L. ECKEN, COUNTY OF KLAMATH; ss.

Filed for record at ~~as per index~~

on the 8 day of January A.D. 19 82 at 11:16 o'clock P.M., and

is hereby recorded in Vol. M 82, of Deeds on Page 235

EVELYN BIEHN, County Clerk

Fee \$12.00

By Joyce M. [Signature]