

18505

TA-38-25,387-3-5

18024

Warranty Deed

VOL. 1782

This Indenture Witnesseth, That WASHBURN ENTERPRISES, INC.,

an Oregon corporation,

herein called "grantor," in consideration of
 Dollars to it paid, has bargained and sold and by these presents does grant,
 bargain, sell and convey to
 DANIEL G. BROWN and V. ELOUISE BROWN, husband and wife,

herein called "grantees," their heirs and assigns forever, the following
 described premises, situated in Klamath County, State of Oregon:
 Lot 3, Block 3, WASHBURN PARK, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPT-
 ING THEREFROM that portion thereof more particularly described as follows:
 Beginning at the SW corner of said Lot 3; thence S. 89°25'10" E. 126.76 feet
 along the N. right of way line of Crosby Avenue to a point; thence N. 00°04'50" E.
 254.17 feet to the N. line of said Lot 3; thence S. along the W. line of said Lot 3
 line to the NW corner of said Lot 3; thence S. 89°56'30" W. along said Lot 3
 to the point of beginning. ALSO a parcel of land in the NW 1/4, Section 3,
 Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning
 at the SE corner of Lot 3, Washburn Park, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon;
 thence N. 00°14'05" E. along the E. line of said Lot, 259.76 feet to the NE
 corner thereof; thence S. 89°56'30" E. 60 feet to the W. right of way line
 the railroad spur; thence S. 00°14'05" W. along the railroad right of way line
 260.31 feet to the N. right of way line of Crosby Avenue; thence N. 89°25'10" W.
 along the N. right of way line 60 feet to the point of beginning.
 SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation
 District and regulations, contracts, easements and water and irrigation rights
 in connection therewith. (2) Easement for sewer line, including the terms and
 provisions thereof, given by R. E. Wright, et al, to South Suburban Sanitary
 District, dated June 28, 1958, recorded July 31, 1958, in Volume 301, Page 479,
 Deed Records of Klamath County, Oregon. (3) Reservations and restrictions
 contained in deed from R. E. Wright, et al, to Klamath County, dated February
 26, 1968, recorded February 27, 1968, in Volume M-68, Page 20607, Deed Records
 of Klamath County, Oregon. (4) Right of way easement, including the terms and
 provisions thereof, given by Harry R. Waggoner, et ux, to California Pacific
 Utilities Company, dated November 10, 1970, recorded November 30, 1970, in
 Volume M-70, Page 10618, Deed Records of Klamath County, Oregon. (5) Reserva-
 tions 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 \$84,833.00.

IN WITNESS WHEREOF, WASHBURN ENTERPRISES, INC., pursuant to
 a resolution of its board of directors, has caused these presents to be
 signed by its President and Secretary this 30th day of December,
 1976.

WASHBURN ENTERPRISES, INC.
 By Warren A. Turner
 By James L. Luster

H.F. SMITH
 Attorney at Law
 540 Main Street
 Klamath Falls, Oregon 97601
 SEND TAX STATEMENTS TO:
 DANIEL G. BROWN and V. ELOUISE BROWN
 1754 Dawn
 Klamath Falls, Oregon 97601

STATE OF OREGON } ss. _____, 19____
County of KLAMATH }

15025

Personally appeared the above-named

known to me to be the identical person... described as grantor... in the within Deed, and
acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

STATE OF OREGON } ss. December 30, 1976.
County of KLAMATH }

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 in 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:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-78

Warranty Deed

From

To

STATE OF OREGON
County of Klamath
Filed for recording _____
Recording Data: Transamerica Title Co.
on this 17th day of December D. 1976
at 10:48 o'clock A. A. and day
recorded in Vol. M82 of Deeds
Page 18024
By *Erin Biele* County Clerk
By *Debra A. Smith* Deputy
Fee \$8.00

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