

CS

44517

### WARRANTY DEED

21700

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM GRANT

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

A tract of land situated in the E1/4, Section 4, and the W1/4, Section 9, Township 39 S., R. 3 E., N. 7 E., also lying within Tracts 48 and 49, ENTERPRISE TRACTS, said tract of land being more particularly described as follows: Beginning at a point on the East boundary of Tract 1080, WASHBURN PARK, a duly recorded subdivision, said point being West 349.72 feet from the Southeast corner of said Section 4; thence South 60.00 feet to a point on the North line of Lot 1, Block 1, said Tract 1080; thence West, along said Lot line, 120.3 feet; thence N. 00°04'50" E. 2029.94 feet; thence along the arc of a curve to the left (radius = 120.00 feet, central angle = 21°06'45") 61.67 feet; thence along the arc of a curve to the right (radius = 120.00 feet, central angle = 21°06'45") 64.75 feet; thence N. 00°04'50" E. 50.00 feet to the intersection of the West line of Laywood Drive and the

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. REV.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as herein set forth.

grantor will warrant and forever defend the said 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 \$

10. The actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

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

In Witness Whereof, the grantor has executed this instrument this 12<sup>th</sup> day of December, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

WASNEURN ENTERPRISES, INC.

Donner G. Turner  
James Huston

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
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STATE OF OREGON, County of Klamath  
December 12, 1964 ) ss

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**

ENTREPRISES, INC.      secretary of      WASHINGTON

and that the seal affixed to the foregoing instrument is a corporation, and that 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.

Notary Public for Oregon  
My commission expires: April 8, 1988 (if executed by incorporation after September 30, 1987)

and acknowledged the foregoing instrument to be  
voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

*Notary Public for Oregon*

**My commission expires:**

STATE OF OREGON.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of 19

at                      o'clock                      M., and recorded  
in book, reel, volume No.                      on                     

page \_\_\_\_\_ or as fee file/instrument  
microfilm reception No. \_\_\_\_\_

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Deputy

After recording return to:

Klamath County Engineer's Office  
334 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS 2-D

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

Klarath County;

Klamath Falls, Oregon 97601

NAME ADDRESS ZIP

21701

(DESCRIPTION CONTINUED) South line of Crosby Street; thence along the South line of said Crosby Street S. 89°55'10" E. 80.00 feet; thence S. 00°04'50" W. 50.00 feet; thence along the arc of a curve to the left (radius = 170.00 feet, central angle = 11°06'45") 62.64 feet; thence along the arc of a curve to the right (radius = 150.00 feet, central angle = 11°06'45") 64.15 feet to a point on the West line of Lot 1, Block 6, said Tract 1080; thence S. 00°04'50" W., along the West boundary of said Tract 1080, 1769.63 feet; thence continuing S. 00°04'50" W. 160.23 feet to the North line of Hilyard Avenue extended West; thence East 160.23 feet to a point on the West line of said Tract 1080; thence South 40.00 feet to the point of beginning. The above-described tract being a 100-foot wide extension of Hilyard Avenue West and a 60-foot wide connection from said Hilyard Avenue extension to the Crosby Street and Maywood Drive intersection. Bearings based on Tract 1080, WASHBURN PARK.

SUBJECT TO easements of record and those apparent on the ground.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record \_\_\_\_\_

this 31st day of December A.D. 1984 at 10:19 o'clock A.M., and

duly recorded in Vol. 184, of Deeds on Page 21700

EVELYN BIEHN, County Clerk  
By Bernetha L. Litch

No Fee