

OA

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K-37788
WARRANTY DEED

Vol. 1485 Page 6926

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 ZINGG BUILDING TRUST, an Oregon business trust, 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 Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 1, Tract 1239, resubdivision of Lot 5, Block 1, WASHBURN PARK, Tract 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Reservations and restrictions in the dedication of Washburn Park, Tract 1239. (3) Reservations and restrictions in deed from Washburn Enterprises, Inc. to Theodore J. Paddock, et al, dated July 10, 1979, recorded July 19, 1979, in Volume M-79, Page 17132, Deed Records of Klamath County, Oregon. (4) Right of way easement, including the terms and provisions thereof, given by Theodore J. Paddock and Ralph A. Crawford to C P National Corporation, dated January 15, 1980, recorded January 24, 1980, in Volume M-80, Page 1454, Deed Records of Klamath County, Oregon. (5) Annexation Agreement,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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

and that 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 \$60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration in this deed. (The whole consideration in this deed is the sum of \$60,000.00.)

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 7th day of May, 1985; 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.

WASHBURN ENTERPRISES, INC.

By *Dorman A. Turner*
By *Lester Rookstool*

STATE OF OREGON,

County of Klamath

May 7, 1985

STATE OF OREGON, County of Klamath) ss.
May 7, 1985

Personally appeared DORMAN A. TURNER and LESTER ROOKSTOOL who, being duly sworn, each for himself and not one for the other, did say that the former is the

Personally appeared the above named

Dorman A. Turner and Lester Rookstool

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

Before me, *Harold F. Linn*

Notary Public for Oregon

My commission expires: 3-16-86

Before me: *Harold F. Linn*

Notary Public for Oregon

My commission expires: 12-13-86

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
John Zingg, P.O. Box 505, Klamath Falls, Ore. 97601	
Until a change is requested all tax statements shall be sent to the following address:	
Same as Above	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
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.

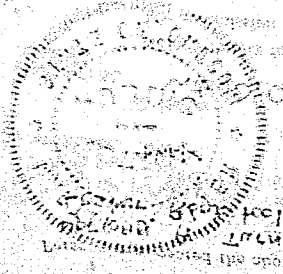
By _____ Deputy

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(DESCRIPTION CONTINUED:) including the terms and provisions thereof, by and between the City of Klamath Falls and Washburn Enterprises, Inc., an Oregon corporation, dated January 22, 1985, recorded April 19, 1985, in Volume M-85, Page 5729, records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath)
Filed for record at request of



3-1 on this 9th day of May A.D. 19 85
at 3:36 o'clock P M and dul
recorded in Vol. M85 of Deeds
Page 6926

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 9.00

WMA 1
County of Klamath
STATE OF OREGON

RECORD BOOKS
Klamath County, Oregon
1985

THE UNDERSIGNED, EVELYN BIEHN, County Clerk of Klamath County, Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of Klamath County, Oregon, and that the same has been duly recorded in the records of said County, Oregon, in Volume M-85, Page 5729, and that the same is a true and correct copy of the original as the same appears of record in the office of the County Clerk of Klamath County, Oregon, and that the same has been duly recorded in the records of said County, Oregon, in Volume M-85, Page 5729.

Witness my hand and the seal of said County, Oregon, at Klamath Falls, Oregon, this 9th day of May, A.D. 1985.

Attest:
EVELYN BIEHN, County Clerk

WMA 1
County of Klamath
STATE OF OREGON