

50395

K-37897
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M85 Page 9866

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 KLAMATH PACIFIC CORP., an Oregon corporation, hereinafter called 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 5, Block 1, Tract 1239, re-subdivision of Lot 5, Block 1, WASHBURN PARK, Tract 1080, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon.
SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Reservations, restrictions and easements as set forth in the dedication of Washburn Park, Tract 1239. (3) Annexation Agreement, including the terms and provisions thereof, given by and between the City of Klamath Falls and Washburn Enterprises, Inc., an Oregon corporation, dated January 22, 1985, and recorded April 19, 1985, in Volume M-85, Page 5729, records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above,

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 (indicate which).~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 27th day of June, 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 Norman A. Turner
By Lester RookstoolSTATE OF OREGON, }
County of _____ } ss.
_____, 19____STATE OF OREGON, County of KLAMATH } ss.
June 27, 1985Personally appeared DORMAN A. TURNER and
Lester Rookstool

who, being duly sworn, each for himself and not one for the other, did say that the latter is the president and that the latter is the secretary of WASHBURN ENTERPRISES, INC.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed by the half 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:
Paul H. Moore
Notary Public for Oregon
My commission expires: 8/27/87

Before me:
Notary Public for Oregon
My commission expires:

Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act and deed.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

HF Smith
540 MAIN ST
KLAMATH FALLS ORE
NAME, ADDRESS, ZIP 97601

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

Klamath Pacific Corp.
2918 Edison
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of June, 1985, at 11:12 o'clock A.M., and recorded in book/reel/volume No. 185 on page 9866 or as fee/file/instrument/microfilm/reception No. 52325, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paul H. Moore Deputy

Fee: \$5.00