

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 DORMAN A. TURNER 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:

The South 204.59 feet of the West 210 feet of Lot 2, and the North 220 feet of the West 210 feet of Lot 3, all in Block 6, 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 contained in the dedication of Washburn Park Tract 1080.

(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 \$40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration and which is described in the foregoing instrument. 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 provisos hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of April, 1986; 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OF ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,) ss.

County of _____, 19

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

WASHBURN ENTERPRISES, INC.

By Irene Byrnes
By Lester Rookstool

STATE OF OREGON, County of KLAMATH
April 8, 1986

Personally appeared IRENE BYRNES and LESTER ROOKSTOOL, who, being duly sworn, each for himself and not one for the other, did say that the former is the VICE-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 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: Herman F. Smith

Notary Public for Oregon

My commission expires: 12-13-86

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of April, 1986, at 11:14 o'clock A.M., and recorded in book/reel/volume No. M86 on page 5884 or as fee/file/instrument/microfilm/reception No. 60032, Record of Deeds of said county. Witness my hand and seal of County affixed.

E. Evelyn Biehn, County Clerk
By Deputy

Fee: \$10.00

After recording return to:
Dorman Turner
4804 Cottage
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address

NAME ADDRESS, ZIP