

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation, hereinafter called "grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to RAYMOND W. JACOBSON and RUTH M. JACOBSON, husband and wife, an undivided one-third interest as tenants in common, to ARTHUR N. WOOD and FAYE WOOD, husband and wife, an undivided one-third interest as tenants in common, and to RICHARD J. MEEKER and BONNIE L. MEEKER, husband and wife, an undivided one-third interest as tenants in common, hereinafter called "grantees", and to grantees' 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 4, Block 1, Tract 1239, a 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) 1986-87 real property taxes which are now a lien but not yet due and payable. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Reservations and restrictions in the dedication of Washburn Park, Tract 1080. (4) 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 M79, Page 17132, Deed Records of Klamath County, Oregon. (5) Right of way easement, including the terms and provisions thereof, given by Theodore J. Paddock, et al, to C.P. National Corporation, dated January 15, 1980, recorded January 24, 1980, in Volume M80, Page 1454, Deed Records of Klamath County, Oregon. (6) Reservations and restrictions in the dedication of Tract 1239, Washburn Park. (7) 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, recorded April 19, 1985, in Volume M85, Page 5729, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto said grantees and grantees' heirs, successors and assigns forever.

Grantor hereby covenants to and with grantees and grantees' 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 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR 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.

IN WITNESS WHEREOF, grantor has caused this instrument to be executed by its officers, duly authorized thereto by order of its board of directors, this 5th day of August, 1986.

WASHBURN ENTERPRISES, INC.

By Dorman A. Turner

By Lester Rookstool

STATE OF OREGON }

County of KLAMATH }

ss. August 5, 1986

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 president and the latter is the secretary of WASHBURN ENTERPRISES, INC., an Oregon corporation, and that the foregoing instrument was signed 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

After recording, return to:
H. F. Smith, Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

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

Raymond W. Jacobson, et al
2959 Summers Lane
Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 8th day of August A.D. 19 86
at 3:52 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 14055

Evelyn Behn
By Bernetha S. Hetch County Clerk

Deputy

Fee, \$9.00