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K-38632

## Warranty Deed

Vol. MSB Page 14549

This Indenture Witnesseth, That WASHBURN ENTERPRISES, INC., an Oregon corporation,

herein called "grantor," in consideration of FIVE THOUSAND ONE HUNDRED FIFTY AND NO/100 Dollars to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

ROBERT M. WAMPLER and ALICE M. WAMPLER, husband and wife,

herein called "grantees," their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

The Easterly 66.55 feet of Lot 3, Block 7, Tract No. 1080, WASHBURN PARK.  
SUBJECT TO: (1) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District. (2) Easement created by instrument, including the terms and provisions thereof, dated August 16, 1948, recorded September 15, 1948, in Book 225, Page 91, in favor of H. M. Mallory, et al, for ditches, canals and pipe lines over, under or across, for purpose of diverting and delivering water for irrigation and domestic use of adjoining property. (3) Set back provisions as delineated on the recorded plat, 10 feet from front lot line.

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantee s, their heirs and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$5,150.00.

IN WITNESS WHEREOF, WASHBURN ENTERPRISES, INC., pursuant to a resolution of its board of directors, has caused these presents to be signed by its President and Secretary this 14<sup>th</sup> day of May, 1976.

WASHBURN ENTERPRISES, INC.

By James A. [Signature] President  
By James A. [Signature] Secretary

H. F. SMITH  
Attorney at Law  
540 Main Street  
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:  
ROBERT M. and ALICE M. WAMPLER

CLAYTON OREGON

19760

'86 AUG 15 PM 3 15

STATE OF OREGON

County of KLAMATH

ss. \_\_\_\_\_, 19\_\_\_\_

14550

Personally appeared the above-named

known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

STATE OF OREGON

County of KLAMATH

ss. \_\_\_\_\_ May 14, 1976

Personally appeared DORMAN A. TURNER and JEWELL HUSTON, who, being first duly sworn, did say that they are the President and Secretary, respectively, of WASHBURN ENTERPRISES, INC., an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

*Debra Daldurn*  
NOTARY PUBLIC FOR OREGON  
My commission expires May 13, 1977

Warranty Deed

From

WASHBURN ENTERPRISES, INC.

To

ROBERT M. and ALICE M. WAMPLER  
husband and wife

Recording Data:

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 15th day of August, A.D., 19 86  
at 3:15 o'clock P. M. and duly recorded  
in Vol. M86 of Deeds Page 14549  
Evelyn Blehn, County Clerk  
By *[Signature]* Deputy.  
Fee. \$14.00

Return to:

GIACOMINI, JONES & TROTMAN  
ATTORNEYS AT LAW  
635 MAIN STREET  
KLAMATH FALLS, OR 97601

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