

66303

WARRANTY DEED

Vol. M80 Page 17203

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 NORMAN J. DUFFY and DARLENE E. DUFFY, husband and wife 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:

A tract of land situated in Lot 1, Block 5, TRACT 1080, WASHBURN PARK, a duly recorded subdivision, more particularly described as follows: Beginning at a point on the East line of said Lot 1, said point being S. 00°09'48" W. 245.00 feet from the NE corner of said Lot 1; thence N. 89°25'10" W., parallel to the North line of said Lot 1, 231.37 feet to the West line of said Lot 1; thence S. 00°04'50" W., on said West line and its extension, 165 feet to the South line of said Lot 1; thence S. 89°25'10" E. 231.13 feet to the SE corner of said Lot 1; thence N. 00°09'48" E. 165 feet to the point of beginning, containing 38,155 square feet (0.876 acres), with bearings based on said Tract 1080.

SUBJECT TO: Reservations and restrictions contained in the dedication of Washburn Park.

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,

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 \$22,800.00

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 23rd day of Sept, 1986;

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.

STATE OF OREGON,

County of _____, ss. _____, 19____

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of KLAMATH, ss. Sept 23, 1986

Personally appeared DORMAN A. TURNER

LESTER ROKSTOOL, who, being duly sworn, each for himself and not one for the other, did say that the former 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 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: Alfred L. Cairns

Notary Public for Oregon
My commission expires: 11/28/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

Norman Duffy
2909 Pine Grove Rd
Klamath Falls, Ore 97603

After recording return to:

H.F. SMITH
Attorney at Law
640 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NORMAN J. and DARLENE E. DUFFY
2909 Pine Grove Road
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 23rd day of September, 1986 at 2:36 o'clock P.M., and recorded in book/reel/volume No. M80 on page 17203 or as fee/file/instrument/microfilm/reception No. 66303 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Alfred L. Cairns Deputy

Fee: \$10.00

SEP 23 PM 2 36

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