

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 **SOUTH SUBURBAN SANITARY DISTRICT**, a municipal 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:

The westerly 260 feet of Lot 1, 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.

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 4, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 9, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, also lying within Tracts 47, 48, 62 and 88, Enterprise Tracts, a duly recorded subdivision, and more particularly described as follows: Beginning at a point on the westerly boundary of Hilyard Avenue, as deeded to Klamath County, from which point the SE corner of said Section 4 bears E. 570 feet, said tract being 100 feet in width, lying 40 feet North and 60 feet South of the following-described centerline: From the above-described point of beginning thence West 260 feet to the NE corner of that tract of land described in the deed recorded in

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (CONTINUED ON REVERSE)

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 herein stated,

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 \$ 0.

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 ©, 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 24 day of October, 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 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.

Personally appeared the above named                     , 19            

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

Before me:

Notary Public for Oregon  
My commission expires:                     

**WASHBURN ENTERPRISES, INC.**  
P. O. BOX 1888

**KLAMATH FALLS, OREGON 97601**  
GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
**SOUTH SUBURBAN SANITARY DISTRICT**  
1818 Derby  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

**WASHBURN ENTERPRISES, INC.**

By                       
By                     

STATE OF OREGON, County of KLAMATH ss.  
OCT. 24, 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 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:  
                      
Notary Public for Oregon

My commission expires: 11/28/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of                      ss.

I certify that the within instrument was received for record on the              day of             , 19            , at              o'clock              M., and recorded in book/reel/volume No.              on page              or as fee/tile/instrument/microfilm/reception No.             .  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By                      Deputy

19657  
Klamath County, Oregon  
(DESCRIPTION CONTINUED) Deed Volume M72, Page 7797, containing 0.60  
acres, with bearings based on Tract 1080, Washburn Park.  
SUBJECT TO: (1) Rules, regulations and assessments of South Suburban  
Sanitary District. (2) Easement for Ewauna Way, now known as Hilyard  
Avenue, as set forth in deed from Samuel S. Johnson and Elizabeth Hill  
Johnson, husband and wife, as co-partners doing business as The S. S.  
Johnson Company, also known as S. S. Johnson Company and also known as  
the S. S. Johnson Co., to South Suburban Sanitary District, dated  
October 31, 1958, recorded November 5, 1958, in Volume 306, Page 84,  
Deed Records of Klamath County, Oregon. (3) Reservations and restrictions  
in the dedication of Washburn Park, Tract 1080.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of October

A.D. 19 86

at

3:51

o'clock

P

M.

the

30th

day

of

Deeds

on

Page

19656

and duly recorded in Vol.

M86

FEE \$14.00

Evelyn Biehn,

County Clerk

By *[Signature]*