

KCTC-39154

OK

71360

WARRANTY DEED

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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 KLAMATH PACIFIC CORPORATION, an Oregon 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:

Lot 3, Block 1, Tract 1239, resubdivision of Lot 5, Block 1, Tract 1080, WASHBURN PARK, 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 Tract 1080, Washburn Park, and Tract 1239, resubdivision of Lot 5, Block 1, Tract 1080, Washburn Park. (3) Reservations and restrictions contained 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. (4) 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. (5) Annexation Agreement,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON REVERSE)

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 herein,

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 ①, 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 5th day of Jan., 1987; 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.

WASHBURN ENTERPRISES, INC.

By *Dorman A. Turner*
By *Lester Rookstool*

STATE OF OREGON,)
County of) ss.
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STATE OF OREGON, County of KLAMATH) ss.
Jan. 5, 1987

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.

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
Hazel L. Cannon
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
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Pacific Corp.
2918 Edison Avenue
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Klamath Pacific Corporation
2918 Edison Avenue
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of)
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/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Deputy

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(DESCRIPTION CONTINUED) including the terms and provisions thereof,
between 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 12th day
of February A.D. 19 87 at 12:26 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 2312.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith