

K-44910
STATUTORY WARRANTY DEED

1
2 WASHBURN ENTERPRISES, INC., an Oregon Corporation, Grantor, for valuable
3 consideration, conveys and warrants to RICHARD J. MAURO and ALTA G. MAURO,
4 husband & wife, grantees, the following described real property free of
encumbrances except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:

5 Lot 2 in Block 1 Tract 1239, Resubdivision of Lot 5 in Block 1
6 Washburn Park, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

7 SUBJECT TO: Rules, regulations and assessments of South Suburban
8 Sanitary District.

9 Reservations and restrictions contained in the dedication
10 of Washburn Park Tract 1080, as follows: "...said plat subject to building
11 set-back lines as prescribed in present applicable ordinances; all existing
12 easements and/or as shown on the annexed plat; additional restrictions as
13 provided for in any recorded protective covenants."

14 Account No. 3909-9AA-800 - Key: 817389

15 The true and actual consideration paid for this transfer, stated in terms
16 of dollars, is \$29,530.00

17 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
18 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
19 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
20 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
21 APPROVED USES.

22 DATED THIS 9th DAY OF FEBRUARY, 1993.

23 WASHBURN ENTERPRISES, INC.

24 Dorman A. Turner
Dorman A. Turner, President

25 H. F. Smith
H. F. Smith, Secretary

26 STATE OF OREGON)
27) SS
28 County of Klamath)

29 The foregoing instrument was acknowledged before me this 9th day of
30 February, 1993 by Dorman A. Turner, President and H. F. Smith, Secretary of
31 WASHBURN ENTERPRISES, INC., an Oregon Corporation, on behalf of the
32 corporation.

33 Alice L. Sisemore
Notary Public for Oregon

34 (SEAL)

35 My Commission Expires: 8-2-95

36 After recording, return to: & Taxes

37 Mr. & Mrs. Richard J. Mauro

38 2508 Lindley Way

39 Klamath Falls, Oregon 97601

WILLIAM L. SISEMORE
Attorney at Law

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 22nd day
of Feb. A.D., 19 93 at 10:21 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 3619.

FEE
\$30.00

Evelyn Biehn County Clerk
By Dawn M. Mendenhall