

This Indenture Witnesseth, THAT WASHBURN LAND CO., an Oregon

Corporation hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto

LARRY D. EAST and MILDRED L. EAST, husband and wife, Grantees, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 1 of FREMONT PARK, TRACT 1183, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Subject to: Rules, Regulations, assessments, reservations, restrictions and easements of record or apparent on the land.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 33,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees heirs and assigns forever. And the said grantor do eshereby covenant to and with the said grantees, their heirs and assigns, that Grantor is the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth above and that it will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 10th day of February 1984.

Washburn Land Co. (SEAL)

STATE OF OREGON, (SEAL)

County of Klamath } ss. ct On this 10th day of February, 1984.
before me appeared Francis S. Landrum and Patricia L. Landrum both to me personally known, who being duly sworn, did say that he, the said Francis S. Landrum is the President, and he, the said Patricia L. Landrum is the Secretary of Washburn Land Co. the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and President and Secretary acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires 8-5-87

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of klamath County Title co the 15th day of Sept. A.D. 19 93 at 11:24 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 23754

FEE \$30.00

Evelyn Biehn County Clerk

By