74980

WARRANTY DEED

K-46075

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CORPORATION CORPORATION

4AIVI42 REVO

WASHBURN ENTERPRISES, INC., AN OREGON

hereinafter called the granter, for the consideration hereinafter stated, to granter paid by SESSLER METALS, INC.,

.., 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 2, Block 4, Washburn Park, Tract 1080, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

- Rules, regulations, and assessments of South Suburban Sanitary 🤐 District.
- 2. Reservations and restrictions contained in the dedication and as shown on the plat of Washburn Park Tract 1090, as follows: "said Building set-back lines as prescribed in plat subject to: present applicable ordinances: All existing easements and/or as shown on the annexed plat; Additional restrictions as provided for in any recorded protective covenants.

(IF SPACE INSUEFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's hairs, successors and assigns forever. And said granter hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in tee simple of the shove granted premises, tree from all encumbrances

and that

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

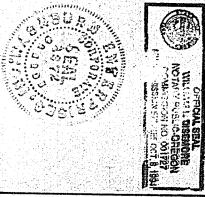
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 208,000.00 AND THE YOUR WINDOW CONTROL OF THE PROPERTY OF THE WORLD WINDOWS OF THE PROPERTY OF THE PROPER

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 24th day of January 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 DE-SCRIBED 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.



STATE OF OREGON, County of ., 1994 January 19 DORMAN TURNER Personally appeared . 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 ASSISTANT ENTERPRISES, INC. and that the seal stilled to the foregoing instrument is the corporation, and that the seal stilled to the foregoing instrument is the corporation 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 caid instrument to be its voluntary act and deed.

Below me: Below n (OFFICIAL

Notary Public for Oregon

My commission expires:

811994

STATE OF OREGON.

WASHBURN ENTERPRISES, INC.
325 Main Street, Suite 204
Klamath Falls, OR 97601
GRANTON'S HAME AND ADDRESS
SESSLER METALS, INC.
2933 Hilyard Avenue
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
After recording return for
Sesler Metals, Inc.
2933 Hilyard Ave.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Until a thange is requested all fax statements shall be sent to the following address.
Sessler Metals, Inc.
2933 Hilrayd Ave.
Klamath Falls, Oregon 97603 a

SPACE RESERVED FOR RECORDER'S USE

County ofKlamath... I cortify that the within instrument was received for record on the 26th day of Janaury 1994, at ...10:42 o'clock .A.M., and recorded 2647 ... or as fee/file/instrupage . ment/microfilm/reception No..74980... Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk Butte Deputy

\$30.00