

74980

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 SESSLER METALS, INC., AN OREGON CORPORATION

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:

1. 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 plat subject to: Building set-back lines as prescribed in 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 INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS FILED FOR RECORD WITHIN THE TIME SPECIFIED IN THE ORDER OF THE CLERK OF THE COUNTY OF OREGON, KLAMATH COUNTY, AND THE GRANTOR HEREBY AGREES TO PAY THE COSTS OF SUCH FILING.~~

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, 1994; 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.

*Dorman G. Turner* President  
*John Rookstool* Asst. Secretary

STATE OF OREGON, County of Klamath ) ss.  
 January 19, 1994

Personally appeared DORMAN 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 ASSISTANT 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:

*Walter A. Simon* (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: 08/1994 (If executed by a corporation, affix corporate seal)

WASHBURN ENTERPRISES, INC.

325 Main Street, Suite 204

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

SESSLER METALS, INC.

2933 Hilyard Avenue

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sessler Metals, Inc.

2933 Hilyard Ave.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Sessler Metals, Inc.

2933 Hilyard Ave.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 26th day of January, 1994, at 10:42 o'clock A.M., and recorded in book/reel/volume No. 994 on page 2647 or as fee/title/instrument/microfilm/reception No. 74980, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

*By [Signature] Deputy*

\$30.00