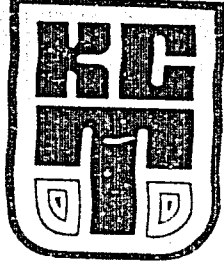


80966

05-13-94A11:03 RCVD



# KLAMATH COUNTY TITLE COMPANY

Vol 94 Page 15124

K-46464

## STATUTORY WARRANTY DEED (Individual or Corporation)

WASHBURN ENTERPRISES, INC., AN OREGON CORPORATION

conveys and warrants to OZ INVESTMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon.

Lot 3, Block 1, Tract 1080, Washburn Park, Saving and Excepting the  
South 32 feet thereof, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements  
of record and those apparent upon the land, contracts and/or liens for irrigation  
and/or drainage\*

\*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

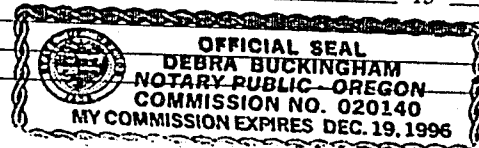
The true consideration for this conveyance is \$ \*\*  
\*actual consideration consists of or includes other property or value given or promised  
which is the whole consideration.  
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF  
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES.

DATED this 11th day of May 19 94. If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

WASHBURN ENTERPRISES, INC.,  
AN OREGON CORPORATION

BY: Dorman A. Turner, Pres.  
BY: H. F. Smith, Secy

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_



Notary Public for Oregon  
My commission expires:

After recording return to:  
OZ Investments, L.L.C.  
c/o Mark Zimel  
13500 SW 72nd Ave.  
Portland, Oregon 97223  
NAME, ADDRESS, ZIP

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

OZ Investments, L.L.C.  
c/o Mark Zimel  
13500 SW 72nd Ave.  
Portland, Oregon 97223

OTIC 508

NAME, ADDRESS, ZIP

### CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 11th day of May 19 94  
by Dorman A. Turner, President and  
by H. F. Smith, Secretary  
of Washburn Enterprises, Inc.  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: 12-19-96

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co  
on this 13th day of May A.D., 19 94  
at 11:03 o'clock A M. and duly recorded  
in Vol. 94 of Deeds Page 15124.  
Evelyn Biehn, County Clerk  
By Debra Buckingham Deputy.

Fee, \$30.00