KNOW ALL MEN BY THESE PRESENTS, That WASHBURN INC., CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. MAURO and ALTA G. MAURO, husband and wife, 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 1, Block 2, Re-subdivision of Lot 5, Block 1, 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.
- Reservations and restrictions contained in the dedication and as shown on the plat of Washburn Park Tract 1080 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 torever. 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 \$.34,000.00 guserersixues essurat gerrage esucio essuras estro estructua esta un obsobilistracione de la mentraciona aspaca en conserva 

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.

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, ...President... Asst.Secretary

OFFICIAL SEA L. SISEMORE **NOTARY PUBLIC - OREGON** COMMISSION NO. 036815 MY COMMISSION EXPIRES OCT. 03, 1998

STATE OF OREGON, County of Klamath	) ss.
maca 31 , 19 95	
Personally appeared DORMAN TURNER	and
LESTER ROOKSTOOL who, bein	ng duly sworn,
each for himself and not one for the other, did say that the former is the	
president and that to	he latter is the
ASSISTANT Secretary of WASH	BURN
ENTERPRISES TWO	
and that the seal allized to the toregoing 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 said instrument to be its voluntary act and deed.  Before me:	
De 10. 1	(OFFICIAL
	SEAL)

Notary Public for Oregon My commission expires:

SPACE RESERVED

FOR

RECORDER'S USE

WASHBURN ENTERPRISES INC 325 MAIN STREET, SUITE # 204 KLAMATH FALLS, OR. 97601

RICHARD J. MAURO and ALTA G. MAURO

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard J. & Alta G. Mauro

2508 Lindley Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Richard J. & Alta G. Mauro

2508 Lindley Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 25th....day of ...April...., 19.95.,

at...3:47.....o'clock..P.M., and recorded in book/reel/volume No....M9.5.....on page...10547....or as document/fee/file/ instrument/microfilm No. ...98988......, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

FEE:\$30,00