

1-1-74 2486

WARRANTY DEED



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 ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and WILLIAM P. PICKETT**, 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: An undivided one-half interest each as tenants in common in the following-described property: A tract of land situated in Lot 1, Block 2, TRACT 1080, WASHBURN PARK, a duly recorded plat, said tract of land being the westerly 210 feet of the southerly 175 feet of said Lot 1, containing 0.84 acres. SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Easements and releases of damages, including the terms and provisions thereof, granted to California Oregon Power Company relative to raising and/or lowering the water of Lake Ewauna and Klamath River between the surface elevations of 4085.0 and 4086.5 as shown by the records of Klamath County, Oregon. (3) Reservations and restrictions contained in the dedication of Washburn Park. (4) Temporary Easement for drainage facility, including the terms and provisions thereof, contained in deed from Washburn Enterprises, Inc., an Oregon corporation, to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976, in Deed Volume M-76, Page 12646, microfilm records of Klamath County, Oregon.

(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, except as stated above,

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 \$ 27,500.00

~~However, the above consideration does not include the property of value given or promised which is~~
~~the consideration indicated by the above stated value of the property of value given or promised which is~~
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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 12th day of Dec, 1977; 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.

WASHBURN ENTERPRISES, INC.

(If executed by a corporation, affix corporate seal)

By Dorman A. Turner President
 By Jewell Huston Secretary

STATE OF OREGON,)
 County of Klamath) ss.
Dec. 12th, 1977

STATE OF OREGON, County of KLAMATH
Dec. 12th, 1977.
 Personally appeared DORMAN A. TURNER and
JEWELL HUSTON, 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
ENTERPRISES, INC.

Personally appeared the above named
 and acknowledged the foregoing instrument to be
 voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires:

Notary Public for Oregon

My commission expires: 4-8-80

(OFFICIAL SEAL)

WASHBURN ENTERPRISES, INC.

P. O. Box 1886

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

ORE-CAL GENERAL WHOLESALE, INC., et al,

P. O. Box 664

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

P.O. Box 664
Klamath Falls, Or. 97601
 NAME, ADDRESS, ZIP

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

ORE-CAL GENERAL WHOLESALE, INC. and
 WILLIAM P. PICKETT, P. O. Box 664
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the
7th day of July, 1995,
 at 10:11 o'clock A.M., and recorded
 in book M95 on page 17591 or as
 file/reel number 2486,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, Co Clerk

By Annette Mueller Deputy
 Recording Officer

FEE: \$30.00