

# KLAMATH COUNTY TITLE COMPANY

K-46465-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

WASHBURN ENTERPRISES, INC., an Oregon corporation

conveys and warrants to OZ INVESTMENT, L.L.C., Grantor.

the following described real property in the County of Klamath and State of Oregon, Grantee,

Lots 4 and 5, Block 1, and Lot 4, Block 2, Tract 1240, Re-Subdivision of Lots 4, Block 1, Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

97 MAR 14 P2:53

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.

**\*\*PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC S1031 EXCHANGE.**

and valuable consideration

The true consideration for this conveyance is \$ 10.00 and other good (Here comply with the requirements of ORS 93.030\*).

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

DATED this 13th day of March 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

WASHBURN ENTERPRISES, INC.

BY:

Dorman Turner  
DORMAN TURNER, PRESIDENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_

### CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me  
this 13th day of March 19 97  
by Dorman Turner, President and

by \_\_\_\_\_  
of Washburn Enterprises, Inc.  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

Debra Buckingham  
Notary Public for Oregon

My commission expires: 12-19-2000

After recording return to:

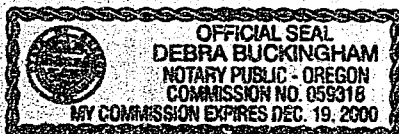
OZ Investment, L.L.C.  
13500 SW 72nd Ave.  
Portland, Oregon 97223

NAME, ADDRESS, ZIP

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

Same As Listed Above

THIS SPACE RESERVED FOR RECORDER'S USE





1917

10010

7585

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title  
of March A.D. 19 97 at 2:53 o'clock P.M., and duly recorded in Vol. 14th day  
of Deeds on Page 7584 M97  
FEE \$35.00  
by Bernetha G. Letsch, County Clerk  
Hester Rose

Unofficial Copy

