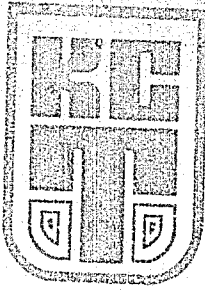


34384

35742

Vol. 1997 Page 7584Vol. 1997 Page 10585

# 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.

1249  
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.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

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.**

The true consideration for this conveyance is \$ 10.00 and other good and valuable consideration (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 A. 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:

Notary Public for Oregon

My commission expires: 12-19-2000

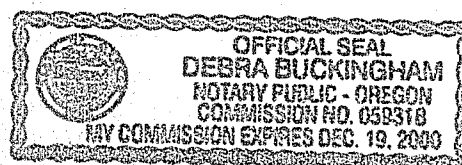
After recording return to:

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



NAME, ADDRESS, ZIP

35-1002



7585

10586

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day  
of March at 2:53 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 7584

FEE

\$35.00

INDEXED

by

Bernetha G. Letsch, County Clerk

*Kathleen Rose*

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 9th day  
of April A.D., 19 97 at 3:13 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 10585

FEE

\$10.00 Re-record

Bernetha G. Letsch, County Clerk

by

*Kathleen Rose*