Aspen Title Escrow #01052421 WARRANTY DEED

4310 Maple wood Klamath Falls, OR 97603

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Grantor:

WASHBURN ENTERPRISES, INC., an Oregon Corporation

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Grantee:

WET-N-WILD SPRINKLER, INC.

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Consideration:

After recording, return to:

\$67,170.00

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William L. Sisemore Attorney at Law 803 Main St., Ste 201 Klamath Falls, OR 97601 541-882-7229 O.S.B. #70133 KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon Corporation, hereinafter called Grantor, for the consideration hereinafter stated, to grantor

paid by <u>WET-N-WILD SPRINKLER</u>, <u>INC.</u>, an <u>Oregon Corporation</u>, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows,

to-wit:

Lot 4, Block 9, Tract 1192, FIRST ADDITION TO WASHBURN PARK, in the County of Klamath, State of Oregon

Subject to: Easements, rights of way of record and those apparent on the land.

CODE 157 MAP 3909-4D TL 1500

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 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 \$67,170.00.

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

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1 2 3 TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY 4 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. 5 6 In Witness Whereof, the Grantor has executed this instrument this day of February, 2001; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or 7 other person duly authorized to do so by order of its board of directors. 8 WASHBURN ENTERPRISES, INC., 9 An Oregon Corporation 10 Richard S. Fairclo, President, 11 STATE OF OREGON 12) SS 13 County of Klamath 14 This instrument was acknowledged before me on February 22, 2001, by Richard S. Fairclo as President of Washburn Enterprises, Inc., an Oregon Corporation.. 15 16 Notary Public for Oregon 17 My Commission Expires: 3 18 MARLENE T. ADDINGTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 060616
Y COMMISSION EXPIRES MAR. 22, 2001 19 20 21 22 State of Oregon, County of Klamath 23 Recorded 02/22/01, at 11:16a m. In Vol. M01 Page 7031 24 Linda Smith. Fee\$ 2600 County Clerk 25 26 27 28 29 30 31 32

William L. Sisemore Attorney at Law 803 Main St., Ste 201 Klamath Falls, OR 97601 541-882-7229 O.S.B. #70133

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