

Aspen Title Escrow #01052421
WARRANTY DEED

Grantor: WASHBURN ENTERPRISES, INC., an Oregon Corporation

Grantee: WET-N-WILD SPRINKLER, INC.

Consideration: \$67,170.00

After recording, return to: 4310 Maplewood
Klamath Falls, OR 97603

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 WET-N-WILD SPRINKLER, INC., an Oregon Corporation, 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^{D 15} 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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