

Aspen Title Escrow #01052401

WARRANTY DEED

1
2 Grantor: Washburn Enterprises, Inc., an Oregon Corporation

3 Grantee: William C. Patterson and Donald L. Patterson

4 Consideration: \$130,000.00

5 After recording, return to:

2040 Earle

Klamath Falls, OR. 97601

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7
8 KNOW ALL MEN BY THESE PRESENTS, That Washburn Enterprises, Inc., an Oregon
9 Corporation, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by
10 William C. Patterson and Donald L. Patterson, each as to an undivided one-half interest, hereinafter
11 called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs,
12 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:

13 Lots 1 & 2, Block 9, Tract 1192, FIRST ADDITION TO WASHBURN PARK, in the County of
14 Klamath, State of Oregon

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

16 CODE 157 MAP 3909-4DA TL 1900

17 CODE 157 MAP 3909-4DA TL 2000

18 To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and
19 assigns forever.

20 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and
21 assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all
22 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.

23 The true and actual consideration paid for this transfer, stated in terms of dollars, is
24 \$130,000.00.

25 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
26 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
27 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE

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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.

In Witness Whereof, the Grantor has executed this instrument this 22 day of February, 2001; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

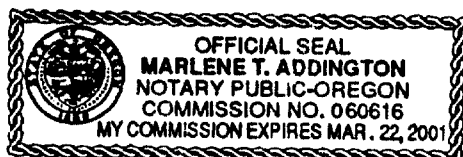
WASHBURN ENTERPRISES, INC.,
An Oregon Corporation

Richard S. Fairclo
Richard S. Fairclo, President

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on February 22, 2001, by Richard S. Fairclo as President of Washburn Enterprises, Inc., an Oregon Corporation.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01



State of Oregon, County of Klamath
Recorded 02/26/01, at 2:11 p. m.
In Vol. M01 Page 7459
Linda Smith,
County Clerk Fee\$ 26⁰⁰

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