

102 JUL 10 PM 3:03

After Recording Return to:  
LESTER ROOKSTOOL

4641 Laverne Ave.  
Klamath Falls, OR.

Until a change is requested all tax statements shall be sent to the address shown above.

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State of Oregon, County of Klamath  
Recorded 07/10/2002 3:03 p m.  
Vol M02, Pg 39249  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED (CORPORATION)

WASHBURN ENTERPRISES INC, an Oregon Corporation, hereinafter called Grantor, conveys to LESTER ROOKSTOOL, hereinafter called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1 and 2, Block 2, Tract No. 1249, Re-subdivision of Lot 4, Block 1 WASHBURN PARK, TRACT 1080, AND Lots 2 and 3, Block 2, Tract 1239, Re-subdivision of Lot 5, Block 1, WASHBURN PARK, TRACT 1080, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is an equitable exchange.  
(Herein comply with the requirements of ORS 93.930)

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.

Signed by authority of the Board of Directors, with the seal of said corporation affixed, on July 9, 2002.

WASHBURN ENTERPRISES INC

BY:

(authorized officer)

STATE OF OREGON, County of Klamath) ss.

On July 10 2002, 2002, personally appeared Richard Fairclough who, being duly sworn, did say that he is the President of WASHBURN ENTERPRISES INC and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055105

Before me:

Notary Public for Oregon

My commission expires: March 22, 2005

Official Seal

