

File 13555

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, hereinafter called "Grantor", for the consideration of the sum of Three Thousand Five Hundred and No/100 DOLLARS (\$3,500.00) hereby conveys unto KERNEY W. ROLISON and EVELYN E. ROLISON, husband and wife, hereinafter called "Grantees", the following described property, to wit:

A parcel of land in Section 30, Township 24 South, Range 9 East, W.M., Klamath County, Oregon and being that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 207, Page 227 of Klamath County Record of Deeds, containing 0.92 acre.

This conveyance is made upon the express condition that the above-described land shall never be used for the placing or maintenance of any advertising sign, display or device, except such sign, display or device used to advertise the activities conducted on said land, or the sale or lease of said land or any portion thereof, and upon the further express condition that said land shall never be used as a place for the open storage, keeping, buying, selling, dismantling or other processing of any junk, scrap, junked motor vehicles or parts thereof, debris, trash, waste or other such materials, including any garbage dump or sanitary fill.

In the event of violation of the condition pertaining to advertising signs, displays or devices, Grantor shall have the right, through its authorized officers, agents or employees, to enter upon said land and remove, destroy or obliterate any unauthorized sign, display or device, without liability for damage or injury thereto, and to recover the cost of such removal, destruction or obliteration from the owner of said land.

In the event of the violation of the condition pertaining to open storage, keeping, buying, selling, dismantling or other processing of junk, scrap or other material mentioned above on said land, Grantor shall have the right, through its authorized officers, agents or employees to enter upon said land and remove or destroy any unauthorized junk, scrap or other material mentioned above and recover the cost of such removal or destruction from the owner of said land, or Grantor may, at its election, notify the owner of said land to eliminate the cause of the violation and upon the failure to do so within 30 days from the receipt of said notice, Grantor may declare this deed to be forfeited and thereupon all right, title and interest herein granted shall revert to and vest in Grantor, without necessity of re-entry by Grantor.

The rights and remedies herein reserved or provided shall not be exclusive and shall not be in derogation of any other right or remedy which Grantor may have. The restrictions, rights and conditions herein contained shall run with said land and shall forever bind Grantees, their heirs and assigns.

The real property hereinabove described is no longer needed or required by Grantor for state highway, scenic or park purposes.

Dated this 6th day of March, 1973.

ATTEST:

C. H. Head
Secretary

APPROVED: [Signature]
State Highway Engineer

APPROVED AS TO FORM: [Signature]
Counsel

STATE OF OREGON, by and through its
STATE HIGHWAY COMMISSION

By [Signature]
Chairman

By [Signature]
Commissioner

By [Signature]
Commissioner

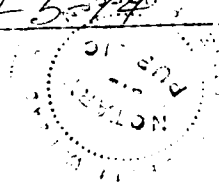
STATE OF OREGON, County of Mason

On this 6th day of March, 1973, before me personally appeared
Glenn L. Jackson, Chairman of the Oregon State Highway Commission, Fred W. Hill and
Thaddeus B. Bruno, Oregon State Highway Commissioners, who each being duly sworn, stated
that this instrument was voluntarily signed and sealed on behalf of the State of Oregon
by said Commission.

Cecil H. Head
Notary Public for Oregon

My Commission expires 11-5-74

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of STATE OF OREGON HIGHWAY COMM
this 15th day of March A. D. 1973 at 10:45 o'clock AM, and
duly recorded in Vol. M 73, of DEEDS on Page 2713

FEE \$ 4.00

W. D. MILNE, County Clerk
By [Signature]