

WARRANTY DEED

THIS INDENTURE WITNESSETH, That WASHBURN ENTERPRISES, INC., an Oregon corporation, herein called "grantor", in consideration of THIRTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to STIG LARSSON and LIS A. LARSSON, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A tract of land situated in Lot 1, Block 2, TRACT 1080-WASHBURN PARK, a duly recorded subdivision, more particularly described as follows: Beginning at a point on the East line of said Lot 1, said point being N.00°04'50" E. 175.00 feet from the Southeast corner of said Lot 1; thence N.00°04'50" E., along said East line, 175.00 feet; thence N.89°55'10" W., parallel to the South line of said Lot 1, 250.00 feet; thence S.00°04'50" W. 175.00 feet; thence S.89°55'10" E. 250.00 feet to the point of beginning, containing 1.00 acres. SUBJECT TO: (1) 1977-78 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Rights of the public in and to any portion of the herein-described property lying within the boundaries of public roads or highways. (4) Rules, regulations and assessments of South Suburban Sanitary District. (5) Easements and releases of damages, including the terms and provisions thereof, granted to the California Oregon Power Company relative to raising and/or lowering the water of Lake Ewauna and Klamath River between the surface elevations of 4085.0 and 4085.50 as shown by the records of Klamath County, Oregon. (6) Reservations and restrictions contained in the dedication of Washburn Park. (7) Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to California-Pacific Utilities Company dated November 10, 1970, recorded November 30, 1970, in Deed Volume M-70, Page 10618, records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

This grant is made subject to the following conditions and restrictions: (a) Grantees, and any one claiming by, through or under grantees, shall not cause or permit any permanent building, structure or other obstruction, other than signs, gasoline pumps or similar service facilities, to be placed or located on the easterly 70 feet of said parcel parallel with Washburn Way. Said 70-foot strip shall be maintained in

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such manner as to permit vehicular traffic to pass on either side of such permitted service facilities in the most direct northerly and southerly direction. (b) Said 70-foot strip shall be reserved for the use of the owners and occupants of the above-described property and the owners and occupants of adjoining properties bordering on Washburn Way upon which similar conditions and restrictions are imposed for the use and enjoyment of the owners and occupants, their customers, employees and invitees, for parking of automobiles and access to and egress from said parcels. (c) Grantees, in consideration of the reservation or granting of similar conditions and restrictions upon adjoining properties, agree to maintain said 70-foot strip in a safe and suitable condition for the uses and purposes herein recited. (d) The foregoing reservation and conditions are deemed to be appurtenant to the parcel herein conveyed for the use and benefit of the owners and occupants, their employees, customers and invitees, of the subject property and the owners and occupants, their customers, employees and invitees, of the adjoining properties similarly restricted.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$34,400.00.

IN WITNESS WHEREOF, WASHBURN ENTERPRISES, INC., an Oregon corporation, pursuant to a resolution of its board of directors, has caused these presents to be signed by its President and Secretary this 17th day of October, 1977.

WASHBURN ENTERPRISES, INC.

By

Norman R. Thorne
President

By

James L. Huston
Secretary

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STATE OF OREGON
County of KLAMATH

ss. October 17, 1977

Personally appeared DORMAN A. TURNER and JEWELL HUSTON, who, being first duly sworn, did say that they are the President and Secretary, respectively, of WASHBURN ENTERPRISES, INC., an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

Herman T. Davis
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.

this 17th day of OCTOBER A. D. 19 77 at 4:00 o'clock P.M., and

duly recorded in Vol. M77, of DEEDS on Page 19859

FEE \$ 9.00

Wm D. MILNE, County Clerk
By Bernard H. Heloch

SEND TAX STATEMENTS TO:
STIG and LIS A. LARSSON

4303 DMYX

Klamath Falls, Ore

97601

(Warranty Deed - 3)

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